**Planning Application Number: 15/00839/REM**

**Site Name : Parcel D&E (Bovis)**

**Planning Officer : Caroline Ford**

**Date of Comments: 20/7/15**

**Comments by: Gary Owens**

**Comments :**

This reserved matters application for this parcel of Longford park provides for 40 affordable homes making up 32% of the total units on the parcel.

Generally speaking the clustering of the affordable housing seems to be acceptable. However the density of the flatted blocks which face onto the other developer parcels in the rest of D and E represents a significant cluster when taking into account the flatted blocks proposed by the other developers. This has been raised by the planning officer and therefore I anticipate this situation to be resolved prior to permission being awarded on this Bovis parcel and parcel E

I do have concerns about the residual affordable housing which is required to be delivered as part of the unit types detailed within the S106. i.e. the significant underprovision of bungalows so far across the whole development is one of my main concerns as is the number of 4 bed properties.

Although there is Parcel F to come I have concerns that unless these earlier phases take on some of the bungalow provision there will be a concern about the possible space to provide the required residual ones in Parcel F.

The position, orientation and parking arrangements of some of the affordable units in this parcel also cause some concern, namely plots 1002-1004, 992-995 and 1021.

The first cluster appears to be located rather awkwardly off a parking court, almost representing an ‘infill’ design in nature. Plots 1008-1010 have parking arrangements which need addressing.

The developer will need to discuss with the Council which RP they are in discussions with to take on the affordable housing units at the earliest possible opportunity.