

SOUTHERN PLANNING COMMITTEE – 15th March 2023

UPDATE TO AGENDA

APPLICATION NO.

22/2692N

LOCATION

LAND OFF, CREWE ROAD, WINTERLEY

UPDATE PREPARED

Correction

The affordable housing mix referred to on page 21 contains an error.

This is now corrected in the table below:

	Market Housing	Intermediate	Affordable Rent
1 bed	0 units 0% (target 5%)	0 units 4% (target 14%)	8 units 15% (target 26%)
2 bed	6 units 11% (target 23%)	5 units 9% (target 53%)	2 units 4% (target 42%)
3 bed	12 units 23% (target 53%)	4 units 7% (target 28%)	0 units 4% (target 20%)
4 bed	8 units 15 % (target 15%)	0 units 0% (target 4%)	0 units 0% (target 10%)
5+ bed	9 units 16% (target 3%)	0 units 0% (target 1%)	0 units 0% (target 3%)

This would therefore provide the below mix of houses for all tenure types:

- 1 bed units x 8 (15%)
- 2 bed units x 13 (24%)
- 3 bed units x 16 (30%)
- 4 bed units x 8 (15%)
- 5 bed units x 9 (16%)

As can be seen from the table above the mix would not be provided as per the recommendation in Policy HOU1. However, the text makes it clear that this is to be used as a starting point only and is not a ridged standard.

The aim of this policy appears to provide a mix of all housing tenure and bedroom units to suit the needs of all and not to be dominated by larger 4 plus bedroom properties. As noted above the proposal would be dominated by 2 and 3 bedroom properties with a similar mix remaining for 1, 4 and 5 bed units. Or to put it another way the split would be 67% smaller properties (1-3 beds) and 33% larger properties (4 and 5 beds).

As such this mix of housing would provide opportunity for all and thus is deemed to be acceptable.

Page 19 in the appearance heading also refers to render elements which have since been removed.

Page 25 under the heading badger survey, Natural England have now issued the license for the badger sett closure.

Officer comment

No change the officer appraisal or recommendation as per the main report.

Update on request for a footpath to the northern boundary

Duchy Homes have confirmed that the driveway to the east of the site is now under private ownership of the occupiers of the dwellings constructed in that location, and the land to the north is also in private ownership. An approach has been made to the landowners to the north to facilitate a footpath, however they do not wish to facilitate the provision of any footpath through their land at this time. Should the landowner change their minds in the future then a link can be provided.

Officer comment

No change the officer appraisal or recommendation as per the main report.

Recommendation

No change to initial recommendation or conditions as set out in the main report