

Updates DC/21/05923

Clarifications on the committee report:

- Within the committee report the access road fronting the site is referred to as 'Gardenhouse Lane' for the avoidance of doubt this should be 'Garden House Lane'.
- Only 4 triple parking arrangements are proposed – all instances arise because garages are proposed to the rear of tandem parking arrangement, all garages are however surplus to SCC parking requirements.

- **The Council's Strategic Housing Team provided an updated response on 3rd October 2022:**

"Further to my earlier comments (dated 23 September), I have reviewed the updated site plan you sent me earlier today (ref: 5777, Drwg 1, Rev K) and I note that the applicant has kindly amended the housing mix to bring the tenure split in line with the extant Section 106 agreement. This is by way of changing the tenure of plot 37 such that it would be an affordable rent unit rather than shared ownership.

This means that the affordable housing mix proposed is now as follows:

| Tenure | Number of units | Bedrooms and Occupants | Unit Size (GIA) (m2) |
|-------------------------------------|------------------------|-------------------------------|-----------------------------|
| Affordable Rent (10 units total) | 4 | 1b2p Flat | 50 |
| | 2 | 1b2p House | 58 |
| | 3 | 2b4p House | 79 |
| | 1 | 3b5p House | 93 |
| Shared Ownership (4 units total) | 2 | 2b4p House | 79 |
| | 2 | 3b5p House | 93 |

This amendment is welcomed. However, the mix of unit sizes is still not supported due to the number / proportion of 1-bed units, which is not supported on this site due to its location and the need as currently indicated through needs of households registered for affordable housing with a local connection to Rickinghall."

Officer Comment:

The tenure split is now in accordance with the S106 Agreement.

In their previous response Strategic Housing stated that the number of one-bedroom units was 4 higher than what was considered 'preferable'. The number of one-bedroom units incorporated into the scheme is however reflective of the comments and discussions that were had under the outline permission. On balance the higher number of one-bedroom units being offered is not considered fatal to the acceptability of the scheme.

- **Conditions:**

In addition to the conditions listed within the committee report, the following condition is recommended:

- Lighting scheme to be submitted
- Air source heat pumps to serve all plots