

Planning Committee - 28 March 2024

UPDATES

ITEM: 08

MAJOR APP

| Planning Ref: | Site: | Ward Councillor | Recommendation |
|----------------------|--|------------------------------------|-----------------------|
| 21/02974/FUL | Land At (Os 8623 5933) Dilmore Lane Fernhill Heath | Cllr N Wright Cllr Daniel Birch | Approval |

| | |
|-----------------------------|--|
| Proposal: | Development of 40 dwellings, including 40% affordable homes, and associated access, drainage and green infrastructure. |
| Officer: | Alison Young |
| Parish/Town Council: | North Claines |
| Applicant: | Tom Dillarstone |

| Consultation Responses |
|--|
| <p><u>Representations Received</u></p> <p>Further comments received from the agent:</p> <p>Housing Mix: The SHMA mix recognises the provision of bungalows, which is specifically met as part of the scheme. The affordable tenure mix has been agreed to include 69% social rent and 31% First Homes, as summarised on page 74 of the report pack. The proposed bungalows are M4(2) compliant, which offers a high proportion of accessible homes across the site. The housing mix is considered to be acceptable and compliant with SWDP14, 15 and 20.</p> <p>Affordable Housing: The Affordable Housing, on the topic of clustering states: In accordance with national guidance, developments should endeavour to create mixed and balanced communities and therefore on larger sites it is usually preferable to disperse the affordable housing throughout the site in groups of 10-12 dwellings. Pepper-potting from a management perspective is simply not an approach that is supported by RPs. This is a relatively small scheme and there are limited options to cluster 40% of units. As it stands, the layout offers 3 separate clusters of social rented dwellings (with a maximum cluster of 5 dwellings) that are separated by market and/or First Homes.</p> |

Thirsk and Kildale housetypes do meet occupancy standards (as shown in the attached plans). These were submitted in November 2023. Whilst the Bedale bungalow does not meet that standard, this typology focuses on making provision for elderly residents and occupancy considerations would differ as a result. First Homes are not required to meet NDSS as the SWDP does not apply this standard. This has been confirmed through legal advice in relation to other projects, as summarised in more detail in the attached for ease of reference.

Ecology and Biodiversity

The submitted BNG metric is not out of date, as the transitional arrangements do not require us to update to 4.0. As such, we believe the only update required for the LEMP is to include the final detailed landscape plan.

Renewable Energy

An energy statement was submitted on 10 November 2023 (as attached) that confirmed the development will meet the relevant requirements and through the use of photovoltaics would be expected to achieve a 16.92% reduction in energy on average across the site.

Update Officer Appraisal

P76 – SWDP50 – New Housing for Villages – should read SWDP59
SWDP 3: Employment, Housing and Retail Provision Requirement and Delivery – added to relevant policies

Additional Information/plans

Recommendation

As per the committee report with condition 17 amended as follows:

The development shall be carried out in accordance with the measures set out in the submitted Energy and Sustainability Statement by Energy & Design, Dated November 3, 2023 with photovoltaics being fitted to each dwelling prior to their occupation.

Reason: To ensure the proposed development includes sufficient renewable/low carbon energy generating facilities to comply with Policy 27 of the South Worcestershire Development Plan 2016.