

TABLED UPDATE FOR ITEM 2.1: 18/505151/REM – Land at Stones Farm, Bapchild

- Members will note the table included in the report at paragraph 8.22 on p.19. There is an error in this table insofar as there are 34 x 1 bedroom units proposed as opposed to 35 as shown in the table. As a result, there are 110 x 2 bed units proposed as opposed to 109 as shown in the table. Therefore, I have amended the table as follows:

| Dwelling Size | Policy CP 3 Requirement | As proposed |
|---------------|-------------------------|-------------|
| 1 bed | 7% | 34 (10.9%) |
| 2 bed | 36% | 110 (35.4%) |
| 3 bed | 42% | 124 (39.9%) |
| 4+ bed | 15% | 43 (13.8%) |

- Due to the limited nature of the amendment the comments in paragraph 8.23 of the Committee Report, discussing the above split remains unchanged.
- I have received 2 additional letters from the Parish Council which are not referred to in the committee report. These raise matters in respect of the increase in affordable housing; the use of local materials; and naming of the new streets within the development.
- These matters have been addressed in the committee report, as follows: affordable housing (paragraph 8.24 – 8.30); and use of local materials (paragraph 8.73). In addition, the comments regarding the street naming is noted, although this issue is not part of the planning process the comments will be passed onto the developer for consideration.
- As a result of the Briefing session that was held on Tuesday 1st October 2019 between the developer and Members, a number of queries were raised which the developer has provided responses to as follows:
 - “1. *Electric charging points: In accordance with the S106 Agreement dated the 22 December 2017, dedicated Level 2 alternating current electric recharging points will be provided on the outside wall of relevant dwellings classified as a ‘garage/s carport/s parking barn/s or allocated parking space/s within a curtilage, which equates to 142 dwellings within the first Reserved Matters planning application.*
 - 2. *PV: As set out in the condition (12) application (ref: 19/502180/SUB), the proposed energy strategy is in compliance with current Building Regulations and consists of a fabric first approach including thermal bridging details, measures for efficient heating, ventilation and water use systems (to achieve 110 litres per person per day), and the installation of a 1.00kWp PV array on 1no. apartment block. The Climate Change Officer has raised no objection to this*

application, which although has a target date of the 24 June 2019 is yet to be determined, and is outstanding.

- 3. *Access to the Countryside Gap: Details are to be provided to the LPA about how access will be gained to the Countryside Gap following implementation by the 200th dwelling and formal adoption of the park prior to transfer to the LPA, and while development is built out.*
- 4. *Parking restrictions within the site: Hyde will set out a parking strategy for the estate and will enforce that parking strategy from the first occupation. Hyde will also employ a specialist parking contractor to issue permits and manage the site on their behalf. Hyde and their contractor have considerable experience of managing complex estates and the aim will be to keep the roadways as open as possible and any irresponsible parking will be dealt with immediately. There will be a zero tolerance to people breaking the parking strategy for the estate.*
- 5. *Social Value: Hyde's report is attached for information."*

PG – 3/10/2019