

PLANNING APPLICATIONS COMMITTEE

ADDENDUM 23 February 2021

Item

1 ADD to Planning Obligations

25% Affordable Housing will be secured through a legal agreement in accordance with Borough Plan Policy H2. This will comprise 32 affordable rented units and 10 shared ownership units.

ADD Consultation Responses:

No objection from Strategic Housing Services with the following response: We are satisfied with the mix of property type, and tenure- affordable rent and Shared ownership, for the 25% affordable units being delivered through this planning development. The clusters are acceptable, being positioned either end of the development.

Comment from NBBC Refuse and Cleansing: Planning statements identifies all BCP's being 15m from the carriageway. This needs to be amended to 10m for all multiple bin collection points. Any locations that does not contain the above needs to be a suitable road structure to accommodate a 26 tonne RCV. All swept path analysis, visibility splay assessments and turning circle capabilities need to be in line with the above requirements.

2 ADD Consultation Response:

There are no objections to this application from a Strategic Housing perspective, it is a very welcome, and much needed addition to the Council's housing stock of affordable homes. The councils Housing Register continues to see the biggest housing need by far, for 1 and 2 bed accommodation.

Comment from NBBC Refuse and Cleansing: All bins to be presented kerbside. Plots 11-14 to ensure collection is kerbside.

3 ADD Neighbour Representations:

An additional letter was received raising some points including; that this is against the Concept Plans, and that Main Modification 66 of the Local Plan Inspectors Main Modifications states that there is extensive areas of ridge and furrow in this area and where possible developers will be encouraged to incorporate this into open space.

Contd/.....

ADD Consultation Responses:

NBBC Planning Policy made a comment relating to the Ridge and Furrow Assessment, the key conclusion of which is that that the ridge and furrow earthworks score poorly against the Turning the Plough (NCC 2001) criteria and they are deemed to be of low significance, quality and value based on the criteria and scores. The Concept Plan SPD is adopted Council guidance and is therefore a material consideration to be taken into account as part of the determination process.

Comment from NBBC Refuse and Cleansing: All, bins presented at kerbside, for collection, at the closest stopping point. Location needs to be a suitable road structure to accommodate a 26 tonne RCV. All swept path analysis, visibility splay assessments and turning circle capabilities need to be in line with the above requirements.