

From: William Stanley [mailto:w.stanley@tyackarchitects.com]
Sent: 28 February 2018 09:57
To: William Stanley
Subject: RE: 17/04587/FUL - Upper Rissington, Sandy Lane Court

FILE NOTE

Please note our client has advised us that Cottsway Housing have requested a change in the allocation of affordable units.

They would prefer plots 24, 25 & 26 to be shared ownership (and 21, 22 & 23 become affordable rent).

The adjustment to the previously sent schedules is shown below –

Plot	Type	
No. 1	3Bed 5P	Shared Ownership
No. 2	1bed Ap FF	Affordable Rent
No. 3	1bed ApGF	Affordable Rent
No. 4	3Bed 6P	Affordable Rent
No. 5	3Bed 6P	Affordable Rent
No. 19	1bed ApGF	Affordable Rent
No. 20	1bed Ap FF	Affordable Rent
No. 21	2Bed 4P	Affordable Rent
No. 22	2Bed 4P	Affordable Rent
No. 23	2Bed 4P	Affordable Rent
No. 24	2Bed 4P	Shared Ownership
No. 25	2Bed 4P	Shared Ownership
No. 26	2Bed 4P	Shared Ownership

Affordable Rent			
%	No	Type	Plot No's
31%	4	1 bed	2+3+19+20
23%	3	2 bed	21+22+23
15%	2	3 bed	4+5

9

Shared Ownership			
%	No	Type	Plot No's
23%	3	2 bed	24+25+26
8%	1	3 bed	1
100%	4		

From: William Stanley
Sent: 05 January 2018 12:38
To: Deborah Smith <Deborah.Smith@cotswold.gov.uk>

Cc: Tony Beadman (tigco@btinternet.com) <tigco@btinternet.com>; Edward Tyack (E.Tyack@tyackarchitects.com) <E.Tyack@tyackarchitects.com>
Subject: RE: 17/04587/FUL - Upper Rissington, Sandy Lane Court

Dear Deborah

Regarding the email below from Thomas See the Housing Enabling Officer we can reply -

The 50% provision of affordable housing on the site by plot numbers is as follows –

Plot	Type	
No. 1	3Bed 5P	Shared Ownership
No. 2	1bed Ap FF	Affordable Rent
No. 3	1bed ApGF	Affordable Rent
No. 4	3Bed 6P	Affordable Rent
No. 5	3Bed 6P	Affordable Rent
No. 19	1bed ApGF	Affordable Rent
No. 20	1bed Ap FF	Affordable Rent
No. 21	2Bed 4P	Shared Ownership
No. 22	2Bed 4P	Shared Ownership
No. 23	2Bed 4P	Shared Ownership
No. 24	2Bed 4P	Affordable Rent
No. 25	2Bed 4P	Affordable Rent
No. 26	2Bed 4P	Affordable Rent

Note 'Ap' refers to apartments/ flats.

A summary of Rented and Shared Ownership by Type is set out below –

Affordable Rent

Plot No's	No. Units	Type	%
2+3+19+20	4	1 bed	31%
24+25+26	3	2 bed	23%
4+5	2	3 bed	15%

9

Shared Ownership

Plot No's	No	Type	%
21+22+23	3	2 bed	23%
1	1	3 bed	8%

4

100%

13

Attached is an extract from our issue sheet identifying drawing numbers referring to plot numbers –

Planning Application Oct 2017						
2372_148	Location Plan 1:1250	A3	x	A		
2372_149	Block Plan / Site Layout Plan 1:500	A3	x	A		
2372_150	Floor Plans - Plot 1, 2,3	A3		x		
2372_151	Floor Plans - Plot 4, 5	A3		x		
2372_152	Floor Plans - Plot 6	A3		x		
2372_153	Floor Plans - Plot 7	A3		x		
2372_154	Floor Plans - Plot 8	A3		x		
2372_155	Floor Plans - Plot 9	A2		x		
2372_156	Floor Plans - Plot 10	A2		x		
2372_157	Floor Plans - Plot 11	A2		x		
2372_158	Floor Plans - Plot 12	A2			x	
2372_159	Floor Plans - Plot 13	A2		x		
2372_160	Floor Plans - Plot 14	A2		x		
2372_161	Floor Plans - Plot 15	A3		x		
2372_162	Floor Plans - Plot 16	A3		x		
2372_163	Floor Plans - Plot 17	A3		x		
2372_164	Floor Plans - Plot 18	A3		x		
2372_165	Floor Plans - Plot 19, 20	A3		x		
2372_166	Floor Plans - Plot 21, 22, 23	A3		x		
2372_167	Floor Plans - Plot 24, 25, 26	A3		x		
2372_168	Plans - Detached Garage Blocks	A3		x		
2372_169						

Regarding tenure the Design and Access Statement section 4.2 Layout refers to ... *“Consultations with the preferred Registered Social Landlord RSL have dictated their preference for affordable units to be assembled into identifiable areas for administrative and maintenance purposes. The layout of these courts has therefore been designed to satisfy the housing association’s layout brief.”*

Kind regards

William

From: Poppy Sheehan

Sent: 03 January 2018 17:04

To: William Stanley <w.stanley@tyackarchitects.com>

Subject: FW: 17/04587/FUL - Upper Rissington, Sandy Lane Court

From: Reception

Sent: 03 January 2018 17:02

To: Daniel Gore <d.gore@tyackarchitects.com>; Poppy Sheehan <p.sheehan@tyackarchitects.com>

Subject: FW: 17/04587/FUL - Upper Rissington, Sandy Lane Court

From: Deborah Smith [<mailto:Deborah.Smith@cotswold.gov.uk>]
Sent: 03 January 2018 12:32
To: Reception <reception@tyackarchitects.com>
Subject: FW: 17/04587/FUL - Upper Rissington, Sandy Lane Court

Dear Sirs,

FYI.

Regards,

Deborah Smith MA, MRTPI
Team Leader (Development Management)

Planning Service Customer Feedback Questionnaire - Have we responded to your enquiry or determined your application? - Please take a few minutes to complete our short tick-box questionnaire at the link below to assist us in our continuous programme to improve standards of service to our customers and service users. Thank you.

<http://www.cotswold.gov.uk/residents/planning-building/planning/customer-feedback/>

From: Thomas See
Sent: 18 December 2017 17:01
To: Deborah Smith
Subject: 17/04587/FUL - Upper Rissington, Sandy Lane Court

Dear Colleague,

Thank you for giving me the opportunity to comment on the FUL planning application: 17/04587/FUL for the erection of 26 dwellings at the Land at Sandy Lane Court, Upper Rissington.

In accordance with the Local Plan policies we would expect 50% provision of affordable housing on this development subject to the Section 106 Agreement signed at Outline stage. If it is being proposed that less than 50% of the homes will be affordable on this development, the applicant will need to provide a full viability assessment demonstrating why this is not feasible. This should be submitted as soon as possible (preferably before the application is submitted), to allow time for an external assessment and any subsequent negotiation.

We consider different sources of information when assessing need. A recent search of Homeseeker Plus, the housing register, has shown 33 households with a connection to Cotswold district, who are registered for rented affordable housing in Upper Rissington. At least 11 of these households also have an identified relevant local connection with the parish of Upper Rissington or the immediately surrounding parishes of Westcote, Great Rissington, Little Rissington and Wyck Rissington. However, it is important to remember that the Housing Register provides a snapshot view of the current need for rented accommodation only. These figures will slightly underestimate the number of people with connections because some households will have family and work connections which will not have been identified by this search. Applicants may also not select areas as a preference if they believe it is unlikely for them to be housed there due to lack of existing stock in the parish.

The district wide Housing Needs Assessment (HNA November 2009) found an annual requirement for 545 additional affordable housing units in Cotswold District however the updated Strategic Housing Market Assessment (March 2014) states the annual requirement has now risen to 574 additional affordable housing units. The parish of Upper Rissington is in the Bourton-on-the-Water sub-area of the HNA and was assessed as having a gross annual need for 63 affordable homes.

In accordance with the latest district wide Housing Needs Assessment we would normally be seeking the following mix:

- 25% x 1 bedroom
- 45% x 2 bedrooms
- 20% x 3 bedrooms
- 10% x 4 **or more** bedrooms

In accordance with our current Supplementary Planning Document (SPD) two-thirds of the affordable homes should be for rent, with the larger houses of 4 bedrooms or more being social rent properties. The remaining third should be subsidised low cost home ownership.

In accordance with the findings of the HNA we prefer the 2 bedroom units to be houses rather than flats. We also prefer the shared ownership properties to be 2 or 3 bedroom units.

The details of tenure, number of bedrooms and size of units should be included in any further negotiated S106 agreement, these details are already contained in the existing S106 signed on 19th February 2016. The District Council's Affordable Housing Supplementary Planning Document contains a template for this document. This includes the following requirement in relation to the size of homes to be provided:

- one bedroom 2 persons flats of not less than 45 sq metres;
- two bedroom 3 persons flats of not less than 55 sq metres;
- two bedroom 3 persons bungalows of not less than 65 sq metres;
- two bedroom 4 persons houses of not less than 75 sq metres;
- three bedroom 5 persons houses of not less than 85 sq metres;
- four bedroom 6 persons houses of not less than 95 sq metres;

Having regard to existing stock and current needs information we would suggest the following mix for this development based on 50% of 26 units:

Rent:

- 4 x 1 bed 2 person flats
- 3 x 2 bed 4 person houses
- 2 x 3 bed 6 person houses

Shared Ownership:

- 3 x 2 bed 4 person houses
- 1 x 3 bed 5 person house

This mix is already contained in the existing S106. While you have indicated size and tenure of the affordable homes you have not indicated which plots on the Site Plan are intended as affordable, in which case we are unable to determine which of the submitted floorplans cover these units. We would expect to see this information before any final decision is made.

The development should be tenure blind (this cannot currently be assessed), with the affordable homes distributed evenly across the site, and should comply with all other requirements of the Affordable Housing: Supplementary Planning Document (SPD). We are unable to determine whether the affordable homes are distributed evenly across the site with the information available.

The local connection cascade as set out in the S106 template within the SDP would apply. The affordable homes should also comply with the appropriate current construction standards.

Where there are flats of any affordable tenure we would expect there to be appropriate provision made for bin/cycle storage (without it impacting on the internal floor area of the properties), since the flats are not identified on the current Site Plan, we are unable to comment further at this time.

We may have further comments to make when we see identification of the affordable plots.

If you have any queries please contact me.

Regards

Thomas See

Housing Enabling Officer

Cotswold District Council

Website: www.cotswold.gov.uk

Email: thomas.see@cotswold.gov.uk

Tel: (01285) 623000

