

**RE: 17/04587/FUL, Land Parcel Between Sandy Lane Court And Southgate Court Sandy Lane Court Upper Rissington Gloucestershire****Substitution of Drawings**

The following drawings have been amended in response to additional criterion and comments made by the CDC planning and GCC highways departments during the consultation process:

Site Layout Plan - Drg. 2372.149E

Floor Plans to Units 4 & 5 - Drg. 2372.151A

Elevations Sheets 4, 5, 10 & 12 – Drgs. 2372.173B and 2372.174B, 2372.179B and 2327.181A

**Summary of Requested Amendments as follows;****1. Changes to the provision of Affordable Housing**

The Planning department requested a change in the affordable housing provision to bring the scheme in line with the latest Local Plan (Cotswold District Local Plan 2011-2031 (LP)) such that 1no. 3 bed (6 person) rented unit and 2no. (4 person) shared ownership units were no longer required. *(Refer to email sent by Deborah Smith to Edward Tyack, 15 August 2018)*

This reduction has been achieved by making units 24-26 open market instead of affordable and replacing unit 4 with a 2 bed (4 person) house instead of the 3 bed (6 person) design that was integrated into the original submission.

The site plan, floor plans and elevations of units 4 and 5 (Elevation sheets 10 and 12) have been amended to show this modification. The changes are minor; the overall height of units 4 and 5 remains the same however the narrower width of unit 4 means that the front and rear elevations are slightly shorter increasing the gap between unit 5 and unit 8. Front and rear elevations are very similar to the original submission as they follow the same architectural language and mix of materials.

**2. Changes to Shared Surface access**

The publication of the Inclusive Transport Strategy 2018 on 25<sup>th</sup> July 2018 and the replacement National Planning Policy Framework Paragraph 110 (a,b,c) that was published on 24<sup>th</sup> July 2018 have drawn attention to the problems disabled people may have navigating level surfaces when there is no kerb between the road and the pavement. This has led to the request that demarcated footpaths are created within the scheme connecting each house to the site entrance. *(Refer to email sent from Richard Jefferies to Deborah Smith on 15 August 2018)*

The site plan has been amended to include defined footpath routes to every house (shown coloured on the site plan), where the footpath route crosses the vehicular zone textured paving signals the change in priority.

The integration of footpaths in front of units 9 and 10 has led to amendments to external landscaping and positioning of front garden walling. These amendments are minor, walling has been repositioned rather than omitted so the visual character of the scheme is maintained. These revisions are shown on the site plan and Elevation Sheets 4 and 5. The inclusion of a footpath route to houses 21-23 has also led to a modification to the parking court in front of these units and the addition of two visitor parking spaces along the access road to the sewage plant/pump station.