**Planning Application Number: 14/01682/REM**

**Site Name : Kingsmere KMA&B**

**Planning Officer : Linda Griffiths**

**Date of Comments: 15/12/14**

**Comments by: Gary Owens**

**Comments:**

The applicant has detailed the correct number of units on the affordable housing schedule on layout 100 rev A. However they have designated 1 less unit on the actual plan. They will need to verify where the additional unit will be placed.

The clustering of the affordable housing is acceptable and is dispersed throughout the site.

It appears that all the 2bed maisonettes are 2b3p, which is allowed for within the S106, however does present an issue for RP’s as the welfare reform changes mean that bedrooms need to be maximised in terms of persons. I would request that all 2 beds are increased to 2b4p units. Apart from that the unit types are acceptable.

I still have some concerns with regards the parking allocations, there seem to be a lot of 2 bed accommodation with only 1 parking space allocated, I feel this could lead to issues of on street parking in the future. I am most concerned around the parking for plots 79-90

They have identified the number of Lifetime Homes and the mobility units and this is satisfactory.