**Planning Application Number: 16/02482/REM**

**Site Name: Kingsmere KME**

**Planning Officer: Linda Griffiths**

**Date of Comments: 26/1/17**

**Comments by: Gary Owens**

**Comments:**

This application for 207 dwellings on KME complies with the requirement for 32% affordable housing.

However there have been several pre-apps on this scheme which have been commented on with regards the affordable housing provision on site. An affordable housing mix was also agreed with the developer in August 2016, but neither of these seem to have been taken into account when submitting this reserved matters, as the design, layout, location, unit types of the affordable housing have changed little since the pre-application stage.

The density of affordable housing in the north west corner is too high, there are 29 affordable units in one cluster which is unacceptable and must be remedied.

Generally the mix of house types is acceptable, however there are no 4 bed houses for rent which was agreed last year, this will need to be addressed. Also having 1x2b flat in a block of 1 beds (plots 1-8) may very well create a housing management issue, therefore I would prefer that the whole block be designed as being 1 beds. I have outlined the unit mix which I would find acceptable below;

Rent

7x1b2p Flats

2x1b2p Houses

7x2b4p Flat

5x2b4p FoGs

10x2b4p Houses

10x3b5p House

3x4b6p House

1x2b4p Bung

Shared Ownership

15x2b4p Houses

5x3b5p Houses

I am also concerned about the number of FOG’s which have been distributed within the parking areas.

This is another issue. There seems to be a general lack of parking for the house types. There only appears to be just over 1 parking space per unit, and I would contest that any unit larger than a 1 bed should be allocated at least 2 spaces on a development such as this. The parking arrangement also presents a design which is not consistent across the site and across the tenures, I would advocate the large parking court areas are rethought.