

**Housing Strategy and Development Team
Housing Services
Planning Application Comments**

Planning Application Number: 21/03639/F - Revision

Site Name: Os Parcels 6741 And 5426 West Cricket Field North, Wykham Lane, Bodicote

Planning Officer: Linda Griffiths

Date of Comments: 18/02/2022

Comments by: Ewan Stewart

Support subject to required standards being met

The applicant has submitted revised plans in response to previous comments from Strategic Housing which required the following:

1. The dimensions for property type SH52 (plots 17,18 & 19) to be amended to NDSS dimensions for 3-bed 5-person dwellings, ie a minimum GIA of 93m² or if possible, 3-bed 6-person dwellings with a minimum GIA of 102m² or a mix of both.
2. The plans for property type T50 (plots 95, 96, 97, 98) to be amended to NDSS dimensions for 2-bed 4-person dwellings ie a minimum GIA of 79m².
3. 50% of all rented dwellings to meet the requirements of M4(2) Category 2: Accessible and Adaptable dwellings. We would request that plans are submitted showing the dimensions and features which will constitute compliance with these standards.

The revised plans show that type T50 dwellings have now been amended to 81.4m² which complies with NDSS.

However, type SH52 are still below NDSS as they have only been increased to 88.4m². As indicated above, a minimum of 93m² is required for a 3-bed 5-person dwelling.

There is also no acknowledgement or demonstration that 50% of the rented dwellings will meet M4(2) requirements.

We are therefore unable to support this proposal until these matters have been rectified.