

Barratt/David Wilson Homes development – Replan Area – OS Parcels 6741 & 5426, West Cricket Field North, Bodicote – Plots 95-98 & 82-83 – Permission 21/03639/F, dated 28th November 2023 – site address now known as Whitechapel Gardens



Extract from approved site layout drawing BOD.PL.RP001 Rev E, submitted to LPA on 8th Mar.'22 and correctly referenced in the issued Decision Notice. Development has been constructed in accordance with this approved layout.



Plans submitted for approval by David Wilson Homes on 8th Feb.'22 – Plots 95-98 – BOD.HT.066 Rev A & BOD.HT.067 Rev A.

These revised plans were not referenced in the issued Decision Notice.

**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.

Extract from CDC Strategic Housing comment on revised plans, dated 18 Feb.'22.

Despite David Wilson Homes' agreement to revise their plans for the dwellings on Plots 95-98 and 82-83, the Decision Notice erroneously referenced the unmodified house designs to these plots and Barratt Homes have built to the plans approved under the Decision Notice.