

Tybalds Estate – Non-Material Amendment

Supporting note - November 2016

1 Introduction

This statement supports the submission of an application for a non-material amendment via Section 96a to the planning permission 2013/1014/P which was granted on 13th May 2014 and proposed the following development:

“Mixed use development to provide 93 mixed tenure residential units (Class C3), alterations to existing dwellings and entrances, 249 sqm of new/replacement community facilities (Class D1) an energy centre, refuse, cycle and caretakers facilities and associated landscape and public realm improvement works. The provision of a new internal access road and the reorganisation of car parking within the site and the surrounding area.”

2 Proposed amendment

The amendment is being sought to revise the tenure of the proposed units. Overall this will increase the level of affordable housing from a 73.3% affordable to 80.4% affordable by floorspace. The tenure amendments result in no design changes to the scheme.

The Planning, Design and Access statement has been revised and resubmitted (Revision 3) to reflect the above amendments on the following pages:

Page 50: Text, images and schedule updated to reflect change in floorspace and tenure.

Page 51: Unit and floorspace schedule updated to reflect proposed amendment. Unit size schedule updated to reflect change in tenure.

Page 52: New unit schedule inserted to reflect change in tenure. In summary, the following units have changed:

Unit number	Dwelling type	Block name / area	Tenure in existing planning consent	Proposed tenure
1.A.2	2b4p house	Mews houses	Private	Social rented
1.A.3	2b4p house	Mews houses	Private	Social rented
1.A.4	3b5p house (w)	Mews houses	Private	Social rented
1.A.5	2b4p house	Mews houses	Private	Social rented
1.A.6	2b4p house	Mews houses	Private	Social rented
2.B.4	1b2p flat	Blemundsbury washroom extension	Social rented	Intermediate
2.B.5	1b2p flat	Blemundsbury washroom extension	Social rented	Intermediate
2.B.6	1b2p flat	Blemundsbury washroom extension	Social rented	Intermediate
2.C.1	1b2p flat	Blemundsbury washroom extension	Intermediate	Social rented

3.A.1	2b4p house	Devonshire new build	Intermediate	Social rented
3.A.7	2b3p flat	Devonshire new build	Intermediate	Social rented
4.A.1	1b2p flat	Windmill	Social rented	Intermediate
4.A.2	1b2p flat	Windmill	Social rented	Intermediate
4.A.3	1b2p flat	Windmill	Social rented	Intermediate
4.A.4	1b2p flat	Windmill	Social rented	Intermediate
4.A.5	1b2p flat	Windmill	Social rented	Intermediate
5.C.1	1b2p flat	Richbell underbuild	Intermediate	Social rented
5.C.2	1b2p flat	Richbell underbuild	Intermediate	Social rented
5.C.3	1b2p flat	Richbell underbuild	Intermediate	Social rented
5.C.4	1b2p flat	Richbell underbuild	Intermediate	Social rented
5.D.1	1b2p flat	Springwater side extension	Social rented	Intermediate
5.D.2	1b2p flat	Springwater side extension	Social rented	Intermediate
5.D.3	1b2p flat	Springwater side extension	Social rented	Intermediate
5.D.4	1b2p flat	Springwater side extension	Social rented	Intermediate
5.D.5	1b2p flat	Springwater side extension	Social rented	Intermediate

Overall this results in the following change in unit numbers and floorspace:

	Social rented			Intermediate			Private		
	Unit no's	F/ space	%	Unit no's	F/ space	%	Unit no's	F/ space	%
Approved scheme	36	3532	56.0%	30	1086	17.2%	27	1687	26.7%
Proposed amendment	44	3676	58.3%	27	1393	22.1%	22	1236	19.6%

3 Reasons for amendment

The applicant are seeking to amend the existing consent to enable the offsite affordable housing obligation for Parker House to be delivered within the first phase of development. Overall the proposed amendment increases the number of affordable homes delivered across the estate.