

Reserved Matters Consultation Response

To: Jill Lee
From: Helen Cann
Date: 7th May 2014

Re: 14/00068/REM. Phase 2 reserved matters application for erection of 246no. dwellings. Berewood Phase 2 London Road WaterlooVille Hampshire.

This response provides additional comments to the consultation response submitted on 19th March 2014. The applicant has now submitted an Addendum to the Design and Access Statement.

I have considered the amendments and have the following comments:

S106/ Affordable Housing Masterplan Strategy requirements

Wheelchair accessibility:

The new proposal states 3 wheelchair accessible flats; 2x1b2p affordable rented and 1x1b2p social rented. The provision of 1 bed flats reflects the need for this type of accommodation.

The Design and Access Statement Addendum states that all affordable homes have been redesigned to be Lifetime homes compliant which has resulted in an increase in the size of all properties. However, the size stipulated on the Affordable Housing Layout for the shared ownership and Grainger lets 1 bedroom flats is smaller than the previous plan. At 484sqft, they fall at the very minimum of the size requirement.

Affordable Housing Tenure Mix

The AHRMS identifies that the clustering deviates from clause 8.25 of the s106 agreement that states that clusters should be no larger than 10-15 units for houses and 10-20 units for flats.

There has been an amendment to the south of the site, near the gas compound. Four of the affordable units have been removed and replaced with three market units. These four affordable units have been relocated and form their own cluster, which is acceptable. The cluster to the south of the site now contains 15 units:
5x1bf (2 social rent, 3 affordable rent)
5x2bf (4 social rent, 1 affordable rent)

4x3bh (1 social rent, 1 shared ownership, 2 Grainger lets)
1x4bh (social rent)

This cluster is the maximum agreed in the s106 agreement. There appears to be a small provision of amenity space to the front of the flats. The landscape plan will need to show how planting and open space will improve this area. This revision has changed the parking arrangement. This could be improved with regards to plots 124 – 126 to allow for better integration of tenures:

Plot 122 – rear access to current CP spaces 124
Plot 123 – rear access to current CP spaces 125
Plot 121 – current CP spaces 123
Plot 124 – CP 126
Plot 125 – CP 121
Plot 126 – CP 122

The north west cluster has not been amended but it is stated that the wall defining the courtyard to flat block A has been reduced in height, as requested. The landscape plan should show that planting allows for this area to be opened up to the larger north west corner of the site.

The Design and Access Statement Addendum Revised Proposals states that balconies have been added to flat blocks B, C and E. A plan is required to show the balconies. These should be able to accommodate furniture (small table and chairs).

Helen Cann

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