

# Aylesham Centre Erratum

Planning Application Reference 24/AP/2074

Document ref. AC25

## 1. Introduction and Purpose

- 1.1 An updated Development Accommodation Schedule (ref. AC01B) has been submitted to the Council as part of planning application ref. 24/AP/2074 (the 'Application') to correct minor errors identified in the previously submitted version (ref. AC01A). The corrections comprise minor changes to the stated dwelling mix.
- 1.2 The Development Accommodation Schedule (AC01B) forms part of the Application details submitted for approval. The dwelling mix set out in the previous version (ref. AC01A) was assessed/considered in a number of the documents submitted in support of the Application, as listed in Section 6 of the Planning Statement Addendum (document ref. AC04A) including the Environmental Statement.
- 1.3 Consideration has been given by the author of each of these supporting documents as to whether the corrections materially affect the conclusions reached in these documents. It has been concluded that the corrections are de-minimis and do not materially affect the conclusions of any assessment work submitted in support of the Application (including the Environmental Impact Assessment).
- 1.4 The supporting documents have not therefore been updated to account for these corrections. Instead, these documents should be read in conjunction with this Erratum.

## 2. The Corrections

- 2.1 An overview of the corrections are shown as tracked changes in Tables 2.1 and 2.2, below:

*Table 2.1 Proposed Dwelling Mix*

|                            | Unit Size Mix |            |                      |                      |           |             |
|----------------------------|---------------|------------|----------------------|----------------------|-----------|-------------|
|                            | 1B1P          | 1B2P       | 2 Bed<br>(2B3P/2B4P) | 3 Bed<br>(3B5P/3B6P) | 4B6P      | Total       |
| Residential (Use Class C3) | 90            | 253<br>254 | 351<br>350           | 156<br>155           | 17<br>18  | 867         |
| Percentage (%) (by unit)   | <b>10%</b>    | <b>29%</b> | <b>41%</b>           | <b>18%</b>           | <b>2%</b> | <b>100%</b> |

Table 2.2: Unit Size Mix by Tenure

| Type                     | Market                            | Social Rent                     | Intermediate     | Total                             |
|--------------------------|-----------------------------------|---------------------------------|------------------|-----------------------------------|
| <b>1B1P</b>              | 90 (11%)                          | 0 (0%)                          | 0 (0%)           | 90 (10%)                          |
| <b>1B2P</b>              | <del>251 (32%)</del><br>252 (32%) | 0 (0%)                          | 2 (7%)           | <del>253 (29%)</del><br>254 (29%) |
| <b>2 Bed (2B3P/2B4P)</b> | <del>309 (39%)</del><br>308 (39%) | 17 (34%)                        | 25 (93%)         | <del>351 (41%)</del><br>350 (40%) |
| <b>3 Bed (3B5P/3B6P)</b> | 140 (18%)                         | <del>16 (32%)</del><br>15 (30%) | 0 (0%)           | <del>156 (18%)</del><br>155 (18%) |
| <b>4B6P</b>              | 0 (0%)                            | <del>17 (34%)</del><br>18 (36%) | 0                | <del>17 (2%)</del><br>18 (3%)     |
| <b>Total</b>             | <b>790 (100%)</b>                 | <b>50 (100%)</b>                | <b>27 (100%)</b> | <b>867 (100%)</b>                 |

### 3. Implications

#### Habitable Rooms

- 3.1 The above corrections have a knock-on effect on the number of habitable rooms, as set out in table 3.1 below:

Table 3.1: Habitable Rooms

| Unit Size Mix           |                |                                                 |
|-------------------------|----------------|-------------------------------------------------|
| Tenure                  | Units          | Habitable Rooms                                 |
| <b>Social Rent</b>      | 50 (6%)        | <del>250 (9%)</del><br>242 (8.6%)               |
| <b>Intermediate</b>     | 27 (3%)        | <del>95 (3%)</del><br>98 (3.5%)                 |
| <b>Total Affordable</b> | <b>77 (9%)</b> | <b><del>345 (12%)</del></b><br><b>340 (12%)</b> |
| <b>Market</b>           | 790 (91%)      | <del>2,476 (88%)</del><br><b>2,482 (88%)</b>    |
| <b>Total</b>            | <b>867</b>     | <del><b>2,821</b></del><br><b>2,822</b>         |

#### Playspace

- 3.2 The above corrections have a knock-on effect on the population yield and associated children's playspace requirement.

Table 3.2: Updated Playspace Requirements

| Playspace Requirements                |                                 |                    |
|---------------------------------------|---------------------------------|--------------------|
| Age Provision                         | Play Requirements               | Playspace Proposed |
| Doorstep Play<br>(0-4 year olds)      | 942sqm                          | 1,303sqm           |
| Local Play<br>(5-11 year olds)        | <del>739sqm</del><br>741sqm     | 904sqm             |
| Neighbourhood Play<br>(12+ year olds) | <del>551sqm</del><br>558sqm     | 210sqm             |
| Play Total                            | <del>2,232sqm</del><br>2,241sqm | 2,417sqm           |

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