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Dear Resident,

### **Notice of Section 73 Planning Amendment**

We are writing to make you aware of a formal notice all residents will soon receive about planning changes for the Brunswick area.

Some of the changes are a direct response to the helpful feedback we have received from local Councillors and residents, others changes are as a result of our review with Manchester City Council's highways department and also to ensure our designs are better aligned with surrounding properties.

We are not proposing any major re design for the area and are only making changes where they deliver improvements or where they are absolutely necessary to meet safety or design requirements.

This letter provides a summary of the main changes, explains what it means for you and where you can view the plans should you wish to find out more.

## **1. What is the planning notice for?**

Resident consultation on the S4B masterplan took place in January 2013. S4B then received detailed planning approvals for the Brunswick neighbourhood in May 2013.

When planning permission is granted, development must take place in accordance with the agreed permissions and conditions. Sometimes new issues may arise after planning permission is granted which require the permission to be amended. We are now making some changes as part a section 73 planning application.

Overall, the section 73 planning application will not fundamentally change the masterplan for the area. The impact on residents is minimal and in most cases will enhance and improve the neighbourhood design.

## **2. What are the changes?**

### **1. Removal of some new build phases**

- We will no longer be building:
  - 5 new homes for sale on Cray Walk
  - 4 new homes for sale to the front of Helmshore Walk
  - 8 new homes for sale on Haymans Walk
  - 1 new home for sale near to former Deanwater Close
  - 2 new homes for sale located either side of Kincardine Road
- The new build homes which were proposed on Cray Walk and Helmshore Walk are removed as a result of resident feedback and design review. We unfortunately cannot build the other homes due to problematic underground services which can't be diverted and difficult ground conditions.

How will this benefit residents? - The changes only remove properties for sale. We will continue to build Council homes in line with our original plans. Where possible we have tried to integrate any remaining land into gardens. Where we need to undertake a review of remaining land - for instance on Helmshore Walk, we will consult with residents on this.

### **2. Changes to Driveways and Parking**

- We have increased driveway widths to minimum 3.4 meters where possible.
- We have had to reposition some driveways to ensure they meet the required lengths for highways safety.
- We have had to remove some driveways, however these are mainly on new build phases to take account of highways safety. Where space permits, parking will be provided in car parking courts and off street as a replacement. The only case of removing driveways on existing refurbishment properties is on Hardshaw Close and we have consulted with residents direct.
- We have created 303 additional parking spaces across the whole neighbourhood from that envisaged in the original 2013 planning application.

How will this benefit residents? – Safer designs and where possible wider and longer driveways. Additional parking to benefit local residents.

### **3. Changes to Boundary Treatments**

- We are proposing a change to our planning condition so we have greater flexibility in relation to the use of trellis and full boarded fencing to properties which back onto gated alleys or car parking courts.
- We have made changes to boundaries to better suit the surrounding environment or security for instance building brick walls instead of timber and vice versa.
- We have made changes to alleyways to improve bin access. This is particularly on new build properties.

How will this benefit residents? - Boundary designs are better matched to surrounding properties, safety and the environment.

#### **4. Changes to Roads**

- We are making relatively few changes to infrastructure. Our key objective remains to improve access and safety through highways design.
- We will however no longer be creating a new road along Plymouth Grove linking Brunswick to Grove Village. The new pedestrian link is already in place and better suits the green space in this area.
- Clare Street will also not be a through road and the green space is now retained.
- New road links on Arkley Walk and Croxton Walk will now be one way.

How will this benefit residents? Our original masterplan will largely remain unchanged, where we are making changes this is to ensure safer access and to comply with highways requirements.

#### **5. Re positioning New Build Homes**

- Re-siting a number of new build phases. These are still in the same location and most moved back by less than a few meters to match the surrounding environment.

How will this benefit residents? This improves our designs and takes into account highways safety requirements.

### **3. What changes have been made as a result of resident feedback?**

Resident feedback is very important to us and we welcome your comments about the work and any services S4B deliver. Working together with Manchester City Council some of the changes in the section 73 application are as a direct result of resident feedback:

- We have removed 2 new build phases for sale located at Cray Walk and Helmshore Walk which were considered to detrimentally impact on residents living close by.
- Where design, planning rules and our contract arrangements permit and we are able amend boundary treatments in response to feedback.
- We have amended plans at Clare Street to retain the green space and have changed Lockton Close boundary treatments so they are suitable for the area.
- We have amended plans at Hursthead Walk to provide in curtilage car parking and the design of this area.

Unfortunately it isn't always possible to implement all requests for resident changes. S4B is required to deliver its plans in accordance with detailed planning permission and the contract we have with Manchester City Council. Any changes made also need to be appropriate to the design and safety of the area – including important highways and planning considerations. Unfortunately, we can't therefore accommodate every resident request for change.

#### 4. Where can I see the plans?

From **Monday 4 December 2017**, we will display the plans and a schedule of all changes in the **S4B Housing Office**. The plans will be available right up until planning committee in **March 2018**. The office is open Monday to Friday from 9am to 5pm and our staff will be on hand to answer any questions you may have.

We will also be holding three drop in events:

**Thursday 30 November, 2pm-3:30pm – S4B Housing Office**

**Thursday 30 November, 5:30-7:00pm – TBC**

**Saturday 9 December 2017, 11am – 2pm - TBC**

We will hold further drop in's in response to resident demand in the New Year. The plans will also be available on the S4B web-site [www.s4b.manchester.co.uk](http://www.s4b.manchester.co.uk). Planning consultation will take place right up until the planning committee date in March 2018.

Where changes relate to boundary treatments, we will consult with residents on a one to one basis as we carry out the works. In some cases, we may have already carried out some of the works and spoken to you. The plans will indicate where we have already made some changes.

#### 5. What are the timescales for agreeing these changes?

Residents will receive a formal notice on Thursday 30 November 2017 and a notice will be placed in Manchester Evening News. We will then submit our plans 1 December 2017 to Planning Committee for a decision to be made 8 March 2018. We will continue with our programme of works and will continue to keep residents advised where work is taking place in the meantime.

#### 6. Can I contact planning about these changes?

Yes, your formal notice will contain details about how you may contact the planning department.

We hope this letter is a useful summary about the section 73 planning notice. If you have any queries please do not hesitate to contact us.

Yours sincerely



Louise Blanchflower  
S4B Operations Manager

S4B working in partnership with:

