

Statement to DC Committee B – Romney House, 20/05477/M
Stephen Baker, Goram Homes

Members,

In advance of your consideration of this agenda item, I would like to highlight the following:

- The resolution at the committee in September resolved to approve the application, subject to agreeing the wording of a condition related to ground levels. The wording of a condition has now been agreed between officers and the applicant and is before you for approval.
- The original officers' report said that there were more homes compliant with policy Part M4(2) than was the case. The latest officer's report before you contains the correct details on this matter. We would like to make absolutely clear that our proposal is unchanged. It remains the same proposal that received unanimous approval at your committee on 1st September.

To summarise, please note the following:

- Bristol Local Plan policy DM4 states: *"Two per cent of new housing within residential developments of 50 dwellings or more should be designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users"*. Our proposal meets this policy requirement.
- Policy Part M4(2): 64% of the proposed homes at Romney House will be fully compliant with step-free access, which exceeds the planning policy requirement. The remaining homes are designed to meet space requirements but will not have step-free access.
- The previous committee report highlights that there are no lifts proposed within the buildings. Therefore, these apartments by definition cannot be step-free units. This should have been made clearer in the report. The wording from the committee report section 8.11 is as follows:

No lifts are proposed within the buildings however it is recognised within the Urban Living SPD that lift installation, management and maintenance can be costly, and therefore could be avoided as a way to reduce service charge/management costs. Furthermore lift access is not considered to be necessary given that there are no communal areas that require access by all residents other than those at ground floor level (such as bin storage, open space and car parking- all of which are at ground floor level).