

Cube Homes, High Lane Consultation



Addendum to Statement of Community Involvement (August 2023)
January 2024

INTRODUCTION

This document should be read in conjunction with the original Statement of Community Involvement (August 2023) which was submitted alongside the planning application and developed in close collaboration with the project team, local elected members and Manchester City Council (MCC).

Cube Homes made clear from the outset a commitment to ongoing consultation and engagement with relevant stakeholders and members of the local community as appropriate. Since the planning application was submitted Cube Homes has maintained open dialogue with key stakeholders and continued to engaged with local ward members, residents and others about the plans.

In December 2023 a design team review was undertaken by Cube Homes of the feedback received by the Council as part of its formal consultation on the submitted planning application. Further revisions are now proposed to the original planning application that was submitted by Cube Homes. These changes have been formally submitted to the Council alongside updated technical reports and will be subject to further formal consultation undertaken by the Council in January 2024.

In addition to the Council's own consultation, Cube Homes will notify ward members and issue letters to immediate residents advising of the revisions to the scheme and how they can provide further feedback on the plans. In addition, Cube will also update the website to advise the wider community of the changes and issue e-mails to those who requested to be kept informed about the plans during the pre-application consultation process.

This Addendum to the Statement of Community Involvement (SCI) has been prepared by Communiti on behalf Cube Homes and summarises the revisions to the scheme in response to feedback submitted via the Council's formal consultation on the planning application and further consultation Cube Homes is proposing to undertake on the revised plans.

In preparing the consultation strategy, both the relevant provisions of the Localism Act 2011 and MCC's Statement of Community Involvement (SCI) 2018 have been fully considered.

The consultation and engagement strategy continues to include digital engagement, face to face engagement and a mix of modern and traditional means of consultation. The strategy includes a dedicated project website, resident mailouts via hand delivery and Royal Mail, and letters/e-mails sent out to stakeholders. A project telephone line has been available throughout the consultation process so that anyone without access to a PC can engage with the project team about the plans and provide their feedback.

SUMMARY OF REVISIONS

Issue	Submitted Scheme	Revised Scheme	Change
Height of properties on Acres Road	3.5/4 storey	2.5 storey A reduction of 1.92m in height for each property.	Proposed new properties fronting Acres Road revised and storey height reduced in response to concerns about the new properties being too high and out of character with the existing properties on Acres Road.
No of parking space	All of proposed dwelling houses would provide 200% parking and the apartment building would provide 100% parking.	Plots 1 to 14 will provide 100% parking. Plots 15 and 16 would provide 200% parking. The apartments block (plots 16 to 22) will have 100% parking plus 1 no space for mobility impaired drivers.	Reduction to the number of parking spaces for plots 1-14 along Acres Road to respond to concerns of overprovision of car parking in this location.
Visibility from the access onto Stockton Road, the proposed access onto High Lane and visibility for plot 1.	See original proposed site layout attached.	See revised proposed site layout attached.	Access serving plots 15/16 moved east to improve the visibility.
Green Space	See original Landscape GA and proposed site layout.	See revised Landscape GA and proposed site layout.	Type A footprint (properties fronting Acres Road) repositioned to allow more greenery.
Design/Active Frontages	See original illustrative street scene, layout and landscape GA.	See revised illustrative street scene, layout and landscape GA.	For the proposed new properties fronting Acres Road, the changes to parking provision/removal of garages results in increased activity. The revised properties now more closely mirror the properties on the other side of Acres Road by having windows where garages were originally proposed.

CONSULTATION TIMELINE

December 2023

- Design Team Review of formal feedback received via Manchester City Council's consultation process.

January 2024

- Issue letters to elected members to advise of revisions to scheme and how to provide feedback.
- Update Consultation Website with latest information
www.cubehomeshighlaneconsultation.co.uk
- Issue letters to immediate residents to advise of revisions to scheme and how to provide feedback.
- Undertake meetings with local ward members if requested

January/February 2024

- Design Team Review of any final comments.