

Action 333: Technical note to explain the current planning status of site 307 – Mary Gee Houses, housing delivery timescale and any impact on the trajectory.



Planning status

Site 307 (Mary Gee Houses - 101-107 Ratcliffe Road) is currently allocated for 40 dwellings within the Local Plan. The figure is based on the standard density of 35dph for sites outside of the Central Development Area, in line with policy Ho05.

Planning application 20241345 is currently being considered for the demolition of existing buildings and the construction of four x three storey buildings to provide 94 retirement apartments with care (38 x 1 bed, 45 x 2 bed, 11 x 3 bed) (Class C2). The site does not have any planning approval at this stage, but previous planning applications and pre-applications have helped to inform this planning application.

Delivery timescale

EXAM 9 stated that delivery of the site was expected in 2025/26 and 2026/27. However, updates have been made to the trajectory (EXAM 97) and EXAM 9 (EXAM 9a) to move the build out to 2026/27 and 2027/28, which accounts for demolition and planning approval.

Trajectory update

Approximately 360 student bedspaces were present on the site in 2016. However, the student dwellings have been left abandoned since then and deteriorated in condition, which have been proposed to be demolished as part of the new application. The numbers associated with the initial development, proposed allocation and current application are outlined below:

Scheme	Scale	Supply
Original development	360 student bedspaces (144 units)	This does not impact on the housing supply.
Allocation	40 dwellings	40 dwellings
Current Application (20241345)	94 C2 residential apartments	Approximately 89 units (to be confirmed upon planning approval)

Due to the abandonment of this building, the loss of dwellings through demolition has not been factored into the trajectory numbers for the site. Similarly, as planning approval has not yet been granted, the standard density of 35dph has been applied, as per policy Ho05. This approach remains consistent with the overall density assumptions across the sites. Therefore, the latest housing trajectory update (EXAM 97) remains at 40 dwellings in total.

Please note that a small portion of the site (approximately 0.005Ha) is also proposed to be removed from the site allocation due to landowner availability and will be reflected in Main Modifications. However, this does not impact the site capacity and is factored into the plans in 20241345.