

Porter, Karen

From: Aremu, Priscilla
Sent: 19 June 2024 16:28
To: _planningadvice
Subject: RE: Consultation - H18-0463-24: Bridge Hotel

Good afternoon,

Please see below the Housing strategy team's proposed response to the above application.

Policy 17 of the Local Plan states that the provision of new housing will aim to meet the long-term needs of the Plan area, ensuring the development of mixed, inclusive, and sustainable communities. This includes meeting affordable housing needs where appropriate. Policy 18 specifies that on market housing sites with 11 or more dwellings, approximately 25% should be affordable housing in the South Holland district. The current application, which identifies 15 residential units, translates to 4 affordable units (25%).

Policy 18 also outlines that affordable housing on market sites should be a mix of 70% affordable rent and 30% intermediate housing for sale (such as shared ownership and First Homes). Considering the proposed site, we are open to collaborating with the developer on this mix.

Additionally, Registered Providers require properties to meet at least 85% of National Design Space Standards. Single bedrooms should be suitable for adult occupancy, with a floor area of at least 6.5m², in compliance with section 326 of the Housing Act 1985. If planning permission is granted, the applicant should secure a Registered Provider for the affordable dwellings as early as possible. The Housing Strategy Team can provide a list of RPs with stock in the local area if needed.

The Housing Strategy Team is available to discuss the specifics of affordable housing with the developer.

Thank you.

Kind regards

PRISCILLA AREMU

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The views expressed in this email by the officer are informal and carry no binding effect on the Council during the evaluation of any formal application.

From: planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk>

Sent: Friday, May 31, 2024 8:58 AM

To: Aremu, Priscilla <Priscilla.Aremu@sholland.gov.uk>

Subject: Consultation - H18-0463-24: Bridge Hotel

PLANNING CONSULTATION

Reference Number: H18-0463-24

Type: FULL

Proposal: Change of use from hotel Class C1 to residential Class C3 including the creating of 15 residential units

Location: Bridge Hotel 4 Bridge Road

Applicant: API Ltd

The Council have received the above application and would be pleased to receive any observations you may wish to make. You can make comments by clicking on the link below and using the **Enter Comment** button to leave your observations.

[Click here to view the application](#)

The deadline for submission of comments is **21st June 2024** and please be aware that representations submitted in relation to planning applications will be available for public inspection.

If you need any assistance please contact **David Grant** who is dealing with this application.

Note:

If this is a Householder Application, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State and there will be no further opportunity for you to comment at appeal stage.