

Online Comment

Application H18-0824-20
Location Land Adj. Nightingale Way, Granville Terrace, Withington Street & Chestnut Terrace Sutton Bridge
Proposal Residential development of 129 dwellings (including 32 affordable units), site access and associated external works.

Name Angela Doherty
Address Housing Strategy

Date Submitted 21-10-20
For/Against Comments

Should the development be permitted the current policy requires about 25% of the development to be provided as affordable housing to meet district wide housing needs. For a scheme of 129 dwellings, this equates to 32 dwellings.

The affordable housing should be delivered in accordance with the affordable housing as described in Annex 2 of the National Planning Policy Framework dated February 2019, or any Planning Policy Statement, Guidance Notes or Circulars which may amend, supplement or supersede this.

Policy 18: Affordable Housing of the Local Plan recommends that a tenure split of 70% in favour of Rented and 30% Intermediate housing for sale dwellings will be sought, whilst appreciating that this may vary on a site by site basis due to factors such as viability or affordable housing need. For this scheme that equates to 22 for rent and 10 for intermediate housing for sale, preferably shared ownership housing.

Policy 17: Providing a Mix of Housing in the Local Plan encourages a mix of house types and sizes to meet a range of needs. Within the Design and Access Statement the applicant proposes to deliver 17 for rent, comprising 5 x 1 bed houses, 7 x 2 bed houses, 3 x 3 bed houses and 2 x 4 bed houses, 9 for intermediate for sale, comprising 1 x 1 bed house, 3 x 2 bed houses and 5 x 3 bed houses and 6 more affordable homes with the tenure unspecified- plots 69-74. Can we ask the applicant to confirm the tenure for plots 69-74. On the mix they have proposed there is little demand for 1 bed dwellings for intermediate for sale within the local housing market. Therefore the applicant should consider amending the mix to deliver the following: 22 for rent, comprising of 8 x 1 bed houses, 9 x 2 bed houses, 3 x 3 bed houses and 2 x 4 bed houses and 10 for shared ownership comprising of 5 x 2 bed houses and 5 x 3 bed houses.

As per Policy 6: Developer Contributions of the Local Plan it would be preferable for the affordable housing to be secured through a s106 agreement. The s106 agreement should include an agreed affordable housing scheme detailing the tenure split, property types and sizes, plot numbers, internal floor areas, design standards and the phasing of the affordable housing units.

It would be preferable for the homes to be built to the 'Nationally Described Space Standards'. The internal sqm of the 4 bed affordable homes appears smaller than the internal sizes for the 3 bed homes so I would ask the applicant to double check those sizes.

Ideally the affordable housing should be spread proportionately across the scheme to enable a mixed and sustainable community.

The developer should also seek to secure a Registered Provider for the affordable dwellings at the earliest opportunity. The Strategic Housing Team can provide a list of RPs with stock in the local area should the developer require this. The RP should be prepared to enter into a Nominations Agreement with the Council to ensure that the rented homes are let to households from the Council's Housing Register.