

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 17-12-20
For/Against Comments

Within the updated design and access statement the applicant has revised the affordable housing scheme and now proposes 32 affordable homes with 23 for Affordable Rent, comprising of : 8 x 1 bed houses, 9 x 2 bed houses, 4 x 3 bed houses and 2 x 4 bed houses and 9 for Intermediate for sale comprising of: 5 x 2 bed houses and 4 x 3 bed houses.

The proposed number of affordable homes accords with the 25% requirement in Policy 18: Affordable Housing, however the tenure split of 71.9/ 28.1% in favour of rented housing does not quite accord with the about 70/30% split in favour of rented housing within the same policy and accordingly the applicant may wish to consider delivering one of the rented 2 or 3 bedroom houses as an Intermediate for sale tenure. The applicant may also wish to consider providing some two bedroom bungalows for Intermediate for sale to diversify the mix of properties provided as per Policy 17: Providing a mix of housing.

The applicant is proposing that the affordable dwellings will be built above the Nationally Described Space Standards which is advised in the Local Plan but is not a requirement.

It would be of interest if the applicant could advise whether any of the proposed affordable or market dwellings will be built to M42 or M43 standards and whether they are proposing any low carbon use/ emissions initiatives; again not a requirement of the Local Plan policy but an advisement to consider.

The other comments from Strategic Housing dated 22 October 2020 remain valid.