

Online Comment

Application H18-1234-16
Location BRIDGE HOTEL 4 BRIDGE ROAD SUTTON BRIDGE PE12 9UA
Proposal Redevelopment of site to provide 21 one-bed flats, parking and infrastructure

Name Angela Doherty
Address Housing Strategy

Date Submitted 22-12-16
For/Against Comments

The applicant has stated that the provision of affordable housing would render this scheme unviable. The Strategic Housing Team is unable to verify this as no evidence has been provided by the applicant to support this statement. I would ask the applicant to provide their evidence and we would then seek to have this independently assessed by a viability expert.

In the absence of this evidence if the development is permitted the council will require 1/3 of the development to be provided as affordable housing to meet district wide housing needs. Affordable housing has the meaning as defined in Annex 2 of the National Planning Policy Framework 2012 or any amendment or supplemental guidance issued thereof.

The type and tenure of the affordable homes should be discussed and agreed with the Council. Given the nature of this development we would expect all of the affordable units to be delivered as affordable rent and would ask that these are grouped together in a self contained part of the building if possible to allow for the management of the affordable properties. 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, although I appreciate the detail may not be known at outline application stage.

It would be preferable for the homes to be built to the 'National Space Standards'. As a minimum the affordable homes should be built to the former Housing Corporation Design and Quality standards which for this development would be at least 1 beds 2 person at 45sqm.