

GEORGE F. WHITE

RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

AFFORDABLE HOUSING STATEMENT

Residential development on land northwest of Tollgate
House, Barrington Road, Bedlington
June 2022

Prepared by

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1 INTRODUCTION

- 1.1 George F. White (Planning, Architecture and Development) have been instructed by Harry Deol Construction NE Ltd (the 'Client') to submit this statement in support of a full planning application for residential development on land northwest of Tollgate House, Barrington Road, Bedlington, NE22 7AP.

2 SITE LOCATION

- 2.1 The application site ('the Site') is located in north Bedlington/Bedlington Station, to the north of Barrington Road, northwest of Tollgate House, Bedlington. Grid reference: easting: 426986, northing:583352.
- 2.2 The site is detailed by the redline on the submitted location plan.

3 PROPOSED DEVELOPMENT

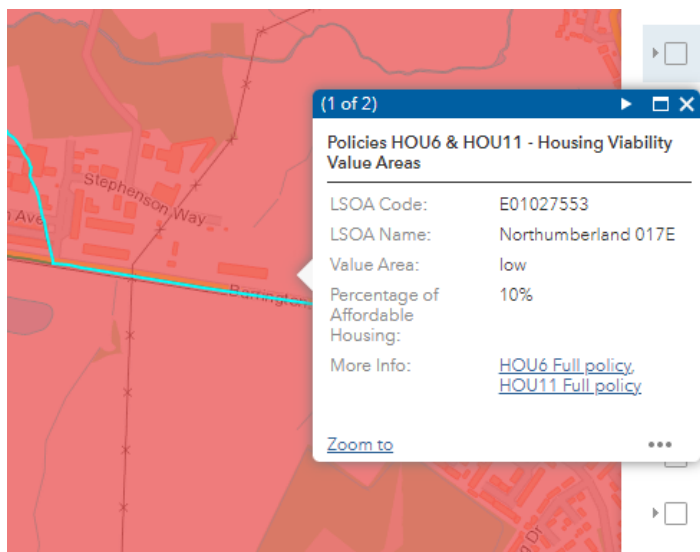
- 3.1 The proposed development comprises 14no. new homes on 0.4ha of grassland/garden including a new vehicular access and internal roads. The proposed homes are 3 and 4 bed detached and semi-detached 2 storey properties.

House Type	Number of units	Plot Reference
HT1 - 2 storey 3 bed semi-detached	10	2,3,4,5,6,7,8,9,10,11
HT2 - 2 storey 4 bed detached	4	1, 12, 13, 14

4 AFFORDABLE HOUSING ASSESSMENT

- 4.1 The Site lies within the area identified in the Northumberland Local Plan as a 'low value housing area'.

Extract from Northumberland Local Plan Policy HOU6 & HOU11



- 4.2 Northumberland Local Plan Policy HOU 6 and Appendix D indicate that on sites of up to 30 dwellings in low and medium value areas. The Council will not seek any contributions for affordable housing.

Policy HOU 6

Affordable housing provision (Strategic Policy)

1. To deliver affordable homes for sale or rent to meet the identified needs of those not otherwise met by the market, 'major' development proposals of 10 or more units or 0.5 hectares or more (or proposals for five units or more in the Northumberland Coast Area of Outstanding Natural Beauty), will be expected to provide on-site affordable housing (or where robustly justified make an equivalent financial contribution in lieu to support off-site provision which will help create mixed and balanced communities) as follows, in accordance with the housing viability value areas shown on the Policies Map:
 - a. within low value areas - 10% affordable (except developments of 10 or more, but less than 30 dwellings which are exempt from making an affordable housing contribution);
 - b. within medium value areas - 15% affordable (except developments of 10 or more, but less than 30 dwellings which are exempt from making an affordable housing contribution);
 - c. within high value areas - 25% affordable; or
 - d. within the highest value areas - 30% affordable.

- 4.3 The proposed development falls below the threshold of 30 dwellings under criteria 1a) and as such is exempt from making an affordable housing contribution.

