

Planning Committee

Wednesday, 13 December 2017

7.30 pm at the

Civic Offices, St Nicholas Way, Sutton, SM1 1EA



SECOND DISPATCH

To all members of Planning Committee:-

The following papers, which were not available for dispatch with the agenda, are attached. Please bring them with you to the meeting:-

4. APPLICATION NO.B2017/77476/FUL - 24-34 SUTTON COURT ROAD, SUTTON, SM1 4SY (Pages 1 - 6)

Erection of a residential development comprising of 165 flats in a part 10, 11, 20 and 21 storey building comprising ten studio, seventy seven 1- bedroomed, sixty eight 2- bedroomed and ten 3- bedroomed 'build to rent' residential units with 11 car parking spaces at lower ground level, new vehicle access from Sutton Court Road and internal cycle stores for 274 bicycles, refuse and recycling facilities, plant accommodation and associated hard and soft landscaping.

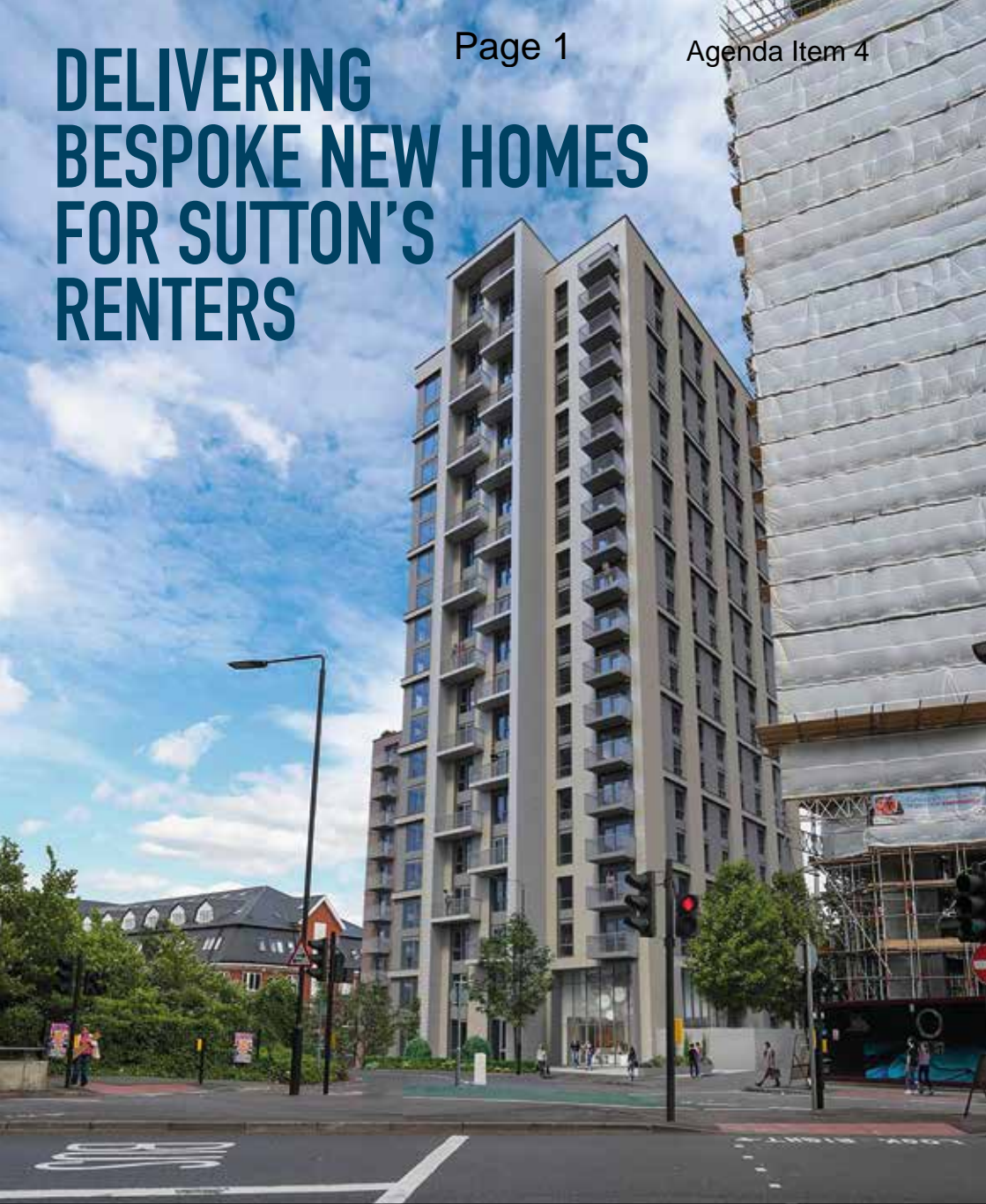
Niall Bolger
Chief Executive
12 December 2017

Enquiries to: Committee Services Tel: 020 8770 4990 | Email: committeeservices@sutton.gov.uk

Copies of reports are available in large print on request

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DELIVERING BESPOKE NEW HOMES FOR SUTTON'S RENTERS



24-34 Sutton Court Road
Reference: B2017/77476/FUL
Committee Date: 13 December 2017
Applicant: Sutton Court Road Limited



DESCRIPTION OF DEVELOPMENT

A residential development of 165 flats in a part 10, 11, 20 and 21 storey building comprising ten studio, 77 one-bedroomed, 68 two-bedroomed and ten three-bedroomed 'build to rent' residential units with 11 car parking spaces at lower ground level, new vehicle access from Sutton Court Road and internal cycle stores, refuse and recycling facilities, plant accommodation and associated hard and soft landscaping.

Watkin Jones is a construction and development company that was established in 1791. Watkin Jones has over 226 years' experience in bringing forward high-quality development.

Watkin Jones manage their rented developments through their subsidiary 'Five Nine Living', which is dedicated to the delivery and operation of 'Build to Rent' development and has a track record of providing attractive and innovative accommodation in this highly-demanded sector.



WHAT IS 'BUILD TO RENT'?

Build to Rent is a fresh and innovative approach to today's housing challenges. It provides housing that is built, and managed, for rent only. In so doing, it provides housing to meet the growing demand, from younger people and families in particular, for rented accommodation.

Accordingly, the term 'Build to Rent' (or BTR) is fast becoming embedded in UK planning policy. This differentiates it from conventional 'for sale' housing. The term implies that a good level of building quality is achieved and that a defined standard of customer service is provided to the residents.

Build to Rent offers residents more stability and a better standard of service, as the development is managed by a professional team of experts from day one. These are on hand to ensure the development remains an attractive place to live, and that any problems can be dealt with as soon as they arise.

Policy H13 of the draft London Plan encourages Build to Rent developments and states that they can make a 'positive contribution to increasing housing supply and are beneficial in a number of ways'.

EXISTING PLANNING PERMISSION

In 2015 planning permission was granted for 132 homes in a building ranging in height from 9 to 18 storeys.



The revised application seeks to deliver a new, high-quality 'Build to Rent' development providing new homes for people seeking to rent in Sutton.



Comparison of the existing consented scheme with Watkin Jones' proposed scheme

RECOMMENDATION TO GRANT PERMISSION

We thank Sutton Council officers and the GLA for their help in bringing this scheme before the Planning Committee. We have worked closely with them throughout 2017 and the scheme design has evolved significantly in response to feedback received.

The site is allocated for development within the Site Development Policies DPD March 2012 and is also allocated in the draft Local Plan.

The planning policy context, together with the site's existing consent confirm the acceptability of high density residential development here. This application refines the existing consent, to deliver an exemplar scheme in Sutton Town Centre, regenerating a brownfield site and delivering much needed homes to rent.

FULL AND COMPREHENSIVE CONSULTATION

- Over 500 newsletters were delivered locally
- 28 residents spoke to us
- The Council delivered 602 letters
- 3 feedback forms were returned
- 148 local homes were door-knocked

KEY CONCLUSIONS FROM THE CONVERSATIONS AND FEEDBACK

- Residents were unconcerned about the scheme
- People liked the use of a brownfield site to deliver homes
- Residents expressed support for the redevelopment of the site
- Residents supported the car-free nature of the scheme
- There was some concern about the amount of development locally, with people citing Sutton Point
- People stressed the need for infrastructure investment in the local area
- Ward councillors were consulted in advance of and during the application and Watkin Jones are committed to ongoing consultation with both the community and the Council.

LISTENING AND WORKING WITH SUTTON COUNCIL AND THE GLA

Extensive work has been undertaken with Council Officers and the GLA:

- Additional balconies have been included to provide more amenity space
- All homes will meet the required mobility standards
- Cycle parking will be provided for all residents above standards
- Balconies, roof gardens, play space and an onsite gym will provide excellent residential amenity

The scheme is supported by a robust viability appraisal, which has been reviewed and backed up by the Council's appointed viability advisors. Despite the conclusions of the viability assessment, which found that the provision of 10% of the units at 'Discounted Market Rent' (80% of market rent levels) was the maximum viable amount of affordable housing that the scheme could support, the applicant has worked closely with the Council and the GLA to develop the affordable element beyond this, and are now offering the following:

- The equivalent of 14% of the units at Discounted Market Rent (this is split between onsite provision and a commuted sum)
- The affordable units will be actively marketed to local people, including those in housing need
- The on site affordable units are to be provided at 'London Living Rent' – which provides a rent level that is genuinely affordable for hard-pressed people

PLANNING OFFICERS' CONCLUSIONS

The proposal represents a high quality redevelopment scheme which would make a considerable contribution towards the regeneration of this part of Sutton Town Centre.

The proposal is of an excellent architectural and urban design quality that will offer a significant improvement to the street scene, townscape and wider views beyond.

The proposal would not result in an unacceptable loss of light or outlook, there would be minimal overlooking and no significant harm would be caused by noise, vibration or disturbance. No significant concern is raised regarding the impact on neighbouring occupiers.

The proposal is considered to be in accordance with the NPPF, the London Plan and the Council's Development Framework and Draft Local Plan.





THE COMMUNITY BENEFITS

- Regeneration of a brownfield site to provide much needed homes
- Delivery of much-needed new homes in a highly-accessible town centre location
- Delivering accountable and secure rental accommodation
- Delivery of affordable housing, marketed to local people
- On-site amenity and playspace
- Cycle parking for all residents, with car parking limited to those with disabilities
- Delivery of a scheme which emphasises high quality and modern design to enhance the local area
- Highly sustainable residential location close to transport links

CONTACT

If you have any questions or would like further information about our plans, please do not hesitate to contact Mark Harrison -
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