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Avonmouth House planning application (21/AP/4297)

1 message

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To: Elizabeth Woodall <ewoodall@hghconsulting.com>
Cc: "Weaver, Thomas" <Thomas.Weaver@southwark.gov.uk>

22 December 2021 at 15:36

Dear Elizabeth

I have been reviewing your application with Tom. The documents suggest that it is the applicant's intention to provide the student accommodation via a nomination rights agreement. As such, it would be assessed under clause (3) of Policy P5 of the Southwark Plan 2022, and I understand the proposal is to provide 35% of the proposed student rooms as affordable student rooms in order to comply with this policy.

The submitted planning statement specifies that the accommodation would be provided for the London Southbank University or a University of London member institution. A letter expressing support for the provision of affordable student rooms from the University of London has also been submitted. However, under the current submission there is little indication that a nomination rights agreement has seriously been explored or progressed with potential partners to date. To be accepted as a nominations scheme, all rooms would have to be used exclusively by students of the partner institution, and this would be secured within a s106 agreement.

It is important to be absolutely clear on this point at the outset, because without a firm commitment to the nominations being demonstrated in the application, we will be required to assess the application on the basis of it being a direct-let scheme, including compliance with the requirement for 35% conventional affordable housing (as well as affordable student housing) under clause (2) of Policy P5.

It would be best to understand your position before we start the process of assessing the scheme viability, since the letting type would clearly have an impact on values in the FVA.

I look forward to hearing from you.

Kind regards

Yvonne

Yvonne Lewis

Group Manager, Strategic Applications

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