**17/02734/FL | Development of Retirement Living Apartments and Lifestyle Living Bungalows | Site At Church Cliff Drive Filey YO14 9ES**

I am writing with regards to the above planning application. We are disappointed to see note that the applicants have not proposed any affordable housing on the scheme, which is in direct contradiction with the Council’s Supplementary Planning Document (SPD) for Affordable Housing.

This is particularly disappointing as the mix of the scheme with bungalows and flats does lend itself to the provision of some of the bungalows as on-site affordable housing.

The applicants have included a report on Housing and Care Needs as part of their planning submission. The report aims to make the case for the development for sales only by stating that there is an under-provision of retirement housing for sale in the Borough, whilst in contrast there is an over-provision of rented housing for elderly persons in the Borough.

We are concerned that the report contains a number of flaws and inaccuracies, especially in terms of the evidence base, which has a bearing on the conclusions of the report, and some care should be taken in taking on board it’s findings.

We would expect that in any case any assessment of the need for affordable housing should be based strictly on the viability of the scheme and whether this allows for any affordable housing provision. Dependent on the outcome of the viability assessment, we would be prepared to accept on-site affordable provision in respect of the bungalows and a financial contribution in respect of the flats.

**John Burroughs**

**Housing Strategy and Development Officer**