STUDIO11
architecture

PETERBOROUGH ROAD, CROWLAND
AFFORDABLE HOUSING STATEMENT

for

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1.0 Introduction

1.1 This Affordable Housing Statement has been prepared in response to South Holland District Council's planning condition relating to planning approval H02-0775-15 for the residential development at Peterborough Road, Crowland.

1.2 Condition 3 states:

Before the development is commenced there shall be submitted to and approved in writing by the Local Planning Authority a scheme for the provision and phasing of 10 of the total residential units as affordable housing on the site to meet local housing needs. The scheme shall identify how the affordable housing is to be provided, whether by means of a non-profit registered provider or otherwise, and the timing of delivery. In the submission of these details the location of each affordable housing unit shall be indicated, along with the size and tenure, the type of affordable housing, and arrangements for ensuring that the affordable housing to be provided meets identified local housing need. Not more than 23 of the total number of the approved dwellings, excluding the affordable element, shall be occupied until there has been a material commencement on the affordable housing units and not more than 36 of the approved dwellings, excluding the affordable element, shall be occupied until all the affordable housing units have been completed.

1.3 The following report demonstrates how Ashley King (Developments) Ltd intend to provide information which ensures compliance with condition 3 of the planning permission.

2.0 Meeting Local Need

2.1 During the application process discussions were held with the Strategic Housing Manager and to ensure that the affordable housing provided on the site met local need. The mix and tenure of the proposed affordable housing was amended from purely a policy compliant approach to a mix that better suited current need as requested by the Strategic Housing Manager.

3.0 Provision of Affordable Housing

3.1 All Affordable Housing units will be transferred to Axiom Housing Association, a Registered Social Landlord.

3.2 Ten affordable houses will be provided and transferred to Axiom Housing Association in a mix/ tenure as follows:

- Social Rented 1 Bedroom, 2 Person Houses, 48m^2 – Plots 14, 15, 38 & 39
- Social Rented 2 Bedroom, 4 Person Houses, 68m^2 – Plot 21
- Shared Ownership 2 Bedroom, 4 Person Houses, 68m^2 – Plots 22, 23, 40, 41 & 42

4.0 Timing and Delivery of Affordable Housing

4.1 The development will be separated into three phases, Phase A – plots 1 to 4 and 36 to 50, Phase B – plots 5 to 17 and Phase C plots 18 to 35. Each phase has a proportion of the affordable provision for the site and the affordable housing within each phase will be constructed and transferred as the build route allows.

5.0 Appendix A – Affordable Housing Plan