Online Comment

Application	H02-0039-19
Location	Land off: James Road Crowland
Proposal	Erection of 49 dwellings and associated works - outline approval H02-0771-18

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Address	Housing Strategy
Date Submitted	01-02-19
For/Against	Comments

Should the development be permitted the current policy requires 1/3 of the development to be provided as affordable housing to meet district wide housing needs. However, given the direction of travel with the soon to be adopted emerging Local Plan, which requires 1/4 of the development to be provided as affordable housing based on viability evidence within the Whole Plan Viability study, Strategic Housing recommends that 1/4 (25%) of the development should be provided as affordable housing.

The affordable housing should be delivered in accordance with the affordable housing as described in Annex 2 of the National Planning Policy Framework dated July 2018, or any Planning Policy Statement, Guidance Notes or Circulars which may amend, supplement or supersede this.

The affordable contribution should be provided with a tenure split of 70% in favour of Rented and 30% Intermediate housing for sale dwellings. To meet needs identified within the Strategic Housing Market Assessment (2014 & 2017 update)Strategic Housing would recommend that a mix of property types and sizes are provided for the affordable housing contribution, comprising of approximately 25% as one beds, 40% as two beds, 30% as three beds and 5% as four beds. Strategic Housing is supportive of the affordable housing mix proposed within the developers 'Site Layout and Location Plan 4.37.SL.01' which comprises of 4 x 1 bed houses (plots 6,7,10 & 11), 3 x 2 bed houses (plots 12, 13 & 14) and 5 x 3 bed houses (plots 15, 16, 34,35 & 36). Of these Strategic Housing recommends that 8 of these are provided as affordable rented homes comprising of 4 x 1 bed houses, 3 x 2 bed houses and 1 x 3 bed house and 4 for Intermediate for sale comprising of 4 x 3 bed houses.

It would be preferable for the affordable housing to be secured through a s106 agreement. The s106 agreement should include an agreed affordable housing scheme detailing the tenure split, property types and sizes, plot numbers, internal floor areas, design standards and the phasing of the affordable housing units.

It would be preferable for the homes to be built to the 'National Space Standards'. If this has a detrimental impact on the overall viability of the scheme and the proportion of affordable housing that can be delivered then as a minimum the affordable homes should be built to the following sizes:
1 beds 2 person 45sqm (based on 1 storey, will increase if proposing 1 bed houses over more than one storey)
2 beds 4 person 67sqm
3 bed 5 person 82sqm

From the layout and location plan the 1 and 2 bed houses appear to meet the above minimum sizes but the 3 bed houses are slightly under the recommended minimum.

Ideally the affordable housing should be spread proportionately across the scheme to enable a mixed and sustainable community.

The developer should also seek to secure a Registered Provider for the affordable dwellings at the earliest opportunity. The Strategic Housing Team can provide a list of RPs with stock in the local area should the developer require this.

The Strategic Housing Market Assessment also identifies a recommended mix for market housing to meet current and projected housing needs in the district. The recommendation is as follows: 1 bedrooms- 5%, 2 bedrooms- 35%, 3 bedrooms- 45% and 4 bedrooms- 15%. We would expect the market housing to broadly reflect this.