DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H02-0062-19**	**Applicant:**	**Wheatley Group Developments Ltd.**
Proposal:	Residential Development - outline application for the erection of up to 100 dwellings with associated landscaping and ancillary works (all matters reserved) - approved under appeal decision H02-1087-14. Modification of Condition 5 relating to affordable housing		
Location:	Land At Harvester Way Harvester Way Crowland		
Terminal Date:	24th April 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
05	Meeting Physical Infrastructure and Service Needs
06	Developer Contributions
07	Improving South East Lincolnshire's Employment Land Portfolio
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
17	Providing a Mix of Housing
18	Affordable Housing
28	The Natural Environment
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy
32	Community, Health and Well-being
33	Delivering a More Sustainable Transport Network
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

NPPF 2019

Section 2 Achieving sustainable development
Section 4 Decision-making
Section 5 Delivering a sufficient supply of homes
Section 6 Building a strong, competitive economy
Section 8 Promoting healthy and safe communities
Section 9 Promoting sustainable transport
Section 11 Making effective use of land

Section 12 Achieving well-designed places
Section 14 Meeting the challenge of climate change, flooding and coastal change
Section 15 Conserving and enhancing the natural environment

Planning Practice Guidance (PPG)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Modification of Condition 5 relating to affordable housing for Residential Development - outline application for the erection of up to 100 dwellings with associated landscaping and ancillary works (all matters reserved) - approved under appeal decision H02-1087-14.

Site Description

The application site is a greenfield site, and has an area of approximately 3.4 hectares. Harvester Way dissects the site. Immediately to the east is the residential built-up edge of Crowland, with houses backing onto the site and gardens enclosed by close board fencing. The western boundary of the site extends almost to the publically adopted highway of Crease Drove, with development employment land opposite.

History

H02-1087-14 Residential development - Outline application for the erection of up to 100 dwellings with associated landscaping and ancillary works. Allowed on appeal.

H02-0659-18 Reserved Matters for H02-1087-14. Approved 16-11-18.

Consultation Responses

Crowland Parish Council make no comments.

SHDC Strategic Housing
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. As part of the REM application H02-0659-18 the affordable mix was agreed with a split of 23 for affordable rented homes and 10 for intermediate housing for sale. If it is agreed to reduce the contribution to 25% this mix will need to be amended. It would be preferable to agree this now with the developer and for the plans to be amended
clearly identifying the plots proposed for the affordable housing contribution. A suggested mix is as follows:

18 for rent, comprising of 6 x 1 bed houses, 8 x 2 bed houses and 4 x 3 bed houses and 7 for intermediate housing for sale, preferably shared ownership comprising 2 x 2 bed bungalows, 2 x 2 bed houses and 3 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

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.

Considerations

SELLP Housing Policy 15 - Affordable Housing

....The affordable housing need will be met on:
1. market housing sites of 11 or more dwellings (or residential developments with an internal floor area of 1000sqm or more) with a requirement of:
i. 20% being affordable housing on sites in Boston Borough; and
ii. **25% being affordable housing on sites in South Holland**;
2. through sites proposed by housing providers specifically for affordable housing; and
3. through Rural Exceptions Sites.

It is considered that the alteration of the scheme to provide 25% affordable housing would be acceptable and in accordance with the policy stance within the adopted South East Lincs Local Plan.

It is on the basis of the changes to affordable housing provision and the change from 33% to 25% that this, and other applications have been recommended for approval and granted consent.