Online Comment

Application	H02-0078-20
Location	Land East of Crease Drove Crowland
Proposal	Erection of 14 dwellings & associated works

Name	Angela Doherty
Address	Housing Strategy

Date Submitted	20-05-20
For/Against	Comments

Should this application be permitted it will exceed the affordable housing requirement by proposing to deliver all 14 dwellings as affordable housing, compared to the policy position of 25% on schemes of 10 or more new homes.

The Affordable Housing Statement states that the scheme will deliver 11 Affordable Rented houses, with 4 one bedroom houses, 5 two bedroom houses and 2 three bedroom houses and 3 Shared Ownership houses, with 3 three bedroom houses. The Affordable Rent and Shared Ownership are both recognised affordable tenures within the affordable housing as described in Annex 2 of the National Planning Policy Framework dated February 2019.

Policy 18: Affordable Housing of the Local Plan recommends that a tenure split of 70% in favour of Rented and 30% Intermediate housing for sale dwellings will be sought. The suggested mix for this application proposes a 79/21 split in favour of Affordable Rent but given that the whole scheme is proposed as affordable housing this is still compliant with policy as it appreciates 'that this may vary on a site by site basis due to factors such as viability or affordable housing need'. When taking this scheme with the adjoining undetermined reserved matters application for 41 dwellings by the same applicant the tenure mix for the whole scheme of 55 dwellings, equates to 34 for Affordable Rent and 21 for Shared Ownership, a 62/38 split.

The Affordable Rented houses will assist with meeting demand from the Council's Housing Register and the applicant should be prepared to enter into a Nominations Agreement with the Council to secure these. The Shared Ownership houses will assist in allowing households a subsidised route to home ownership. The initial shares sold should be available from 25% with the rented element set at no more than 2.75% of the remaining equity.

Policy 17: Providing a Mix of Housing in the Local Plan encourages a mix of house types and sizes to meet a range of needs. The applicant proposes 1, 2 and 3 bedroom houses for the Affordable Rent and 2 and 3 bedroom houses for the Shared Ownership mix. It would have been preferable for a higher number of 1 bedroom houses, and possibly a small number of 4 bedroom houses to be included as part of the Affordable Rented mix, whilst appreciating the the affordable mix is guided by what can practically and viably be delivered on the site.

As per Policy 6: Developer Contributions of the Local Plan it would be preferable for the affordable housing to be secured through a s106 agreement.

The applicant, Longhurst Group, is a Registered Provider, and benefits from a strategic partnership with Homes England. As a result of this, should the application be approved, the Council should be reasonably confident that it is a deliverable development assisting with the housing growth figures required in the district.