

Online Comment

Application H02-0079-20
Location Land East of Crease Drove Crowland
Proposal Erection of 41 dwellings & associated works - outline approval H02-0723-16 (allowed on appeal)

Name Angela Doherty
Address Housing Strategy

Date Submitted 17-03-20
For/Against Comments

The Outline permission, that was granted on appeal, benefits from a Unilateral Undertaking to secure 1/3 of the scheme as affordable housing. Since this scheme was permitted the South East Lincolnshire Plan has been formally adopted which requires about 25% of the development to be provided as affordable housing to meet district wide housing needs.

Should this application be permitted it will exceed the affordable housing requirement by proposing to deliver all 41 dwellings as affordable housing. The design and access statement refers to an Affordable Housing Statement, however this was not included within the documents available on the planning portal so can we please request this from the applicant.

In the absence of the Affordable Housing Statement the Design and Access Statement states that the scheme will deliver 23 Affordable Rented houses, with 13 two bedroom houses and 10 three bedroom houses and 18 Shared Ownership houses, with 7 two bedroom houses and 11 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 56/44 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'.

The Affordable Rented houses will assist with meeting demand from the Council's Housing Register and the developer 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 2 and 3 bedroom houses for both the Affordable Rent and Shared Ownership mix. It would have been preferable for a range of house sizes, including 1 bedroom houses, and possibly a small number of 4 bedroom houses to be included as part of the Affordable Rented mix.

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 Outline permission benefits from a Unilateral Undertaking, which is unlikely to include the Mortgagee Protection Provisions to satisfy the Registered Provider. Therefore, clarity should be sought on this matter with the applicant.

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.