

## Online Comment

**Application** H02-0189-19  
**Location** Crease Drove Crowland  
**Proposal** Erection of 108 dwellings with associated garaging, roads and sewers

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**Name** Angela Doherty  
**Address** Housing Strategy

**Date Submitted** 12-03-19  
**For/Against** Comments

Should the development be permitted the current policy requires 25% of the development to be provided as affordable housing to meet district wide housing needs.

The affordable housing should be delivered in accordance with the affordable housing as described in Annex 2 of the National Planning Policy Framework dated February 2019, 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.

For this development that mix would roughly equate to 19 rented dwellings comprising of: 5 x 1 bed houses, 8 x 2 bed houses and 6 x 3 bed houses and 8 intermediate for sale equating to 4 x 2 bed houses and 4 x 3 bed houses. The developer is currently suggesting a mix of two and three bed houses only which differs from the suggested mix to meet housing needs.

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'.

Ideally the affordable housing should be spread proportionately across the scheme to enable a mixed and sustainable community. The current proposed plans situate the 27 affordable plots in one part of the development adjacent to each other, so would advise that the developer is encouraged to amend their current plans.

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.