Online Comment

Application	H02-0405-17
Location	Former South View Primary School Albion Street Crowland PE6 0AN
Proposal	Residential development - erection of up to 22 dwellings

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Name	Angela Doherty
Address	Housing Strategy
Date Submitted	31-05-17
For/Against	Comments

The developer proposes delivering a higher amount of affordable housing than current policy compliant levels. This is welcomed, providing that the proposed affordable housing has the meaning as defined in Annex 2 of the National Planning Policy Framework 2012 or any amendment or supplemental guidance issued thereof.

The preferred tenure split for the affordable housing contribution is generally provided with a split of 70% in favour of Affordable Rent and 30% Intermediate low cost home ownership dwellings. On this occasion Strategic Housing would support a deviation from this mix, if it assists with redeveloping the brownfield land.

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. 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, although I appreciate the detail may not be known at outline application stage.

It would be preferable for the homes to be built to the 'National Space Standards'. As a minimum the affordable homes should be built to the former Housing Corporation Design and Quality standards which for this development would be at least:

1 beds 2 person 45sqm
2 beds 4 person 67sqm
3 bed 5 person 82sqm
4 bed 6 person 95sqm.

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, although this won't be necessary should it be agreed for them to be sold as 'Starter Homes'. 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.