

Online Comment

Application H02-0578-19
Location Land at Harvester Way Crowland
Proposal Details of affordable housing - revised boundary treatment, external materials, surface water drainage, construction management and wheel washing facilities (Conditions 3, 4, 5, 7, 8 and 9 of H02-0062-19)

Name Angela Doherty
Address Housing Strategy

Date Submitted 12-07-19
For/Against Comments

From reviewing plan 17239/1007C of this condition compliance application the applicant is proposing 25 affordable homes, comprising of the following:

17 for Affordable Rent- 2 x 1 bed bungalows (plots 1 & 2), 8 x 1 bed houses (plots 1,2,69,70,71,72,73 & 74), 1 x 2 bed bungalow (plot 5), 5 x 2 bed houses (plots 6,7,51,52,& 53) and 1 x 4 bed house (plot 8) and

8 for Shared Ownership- 2 x 2 bed bungalows (plots 67 & 68), 3 x 2 bed houses (45,46 & 47) and 3 x 3 bed houses (plots 48,49 & 50).

This mix differs from the suggested mix identified on 1 February 2019 as part of the condition compliance application H02-0062-19. As per my previous comments and supported by Policies 17 and 18 in the Local Plan it would be preferable for the applicant to amend the plans to deliver that mix, comprising of:

18 for Affordable Rent- 6 x 1 bed houses, 8 x 2 bed houses and 4 x 3 bed houses and

7 for Shared Ownership- 2 x 2 bed bungalows, 2 x 2 bed houses and 3 x 3 bed houses.

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.

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 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 'Nationally Described Space Standards'. Ideally the affordable housing should be spread proportionately across the scheme to enable a mixed and sustainable community. The applicant has sought to achieve this by mixing the 25 affordable homes across three parcels of the scheme in plots 1-8, 45-53 and 67-74.

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 RP should be prepared to enter into a Nominations Agreement with the Council to ensure that the rented homes are let to households from the Council's Housing Register.