Online Comment

Application	H02-0659-18
Location	Land at Harvester Way Crowland PE6 0GB
Proposal	Erection of 100 dwellings and associated works - outline approval H02-1087-14 allowed on appeal

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Name	Angela Doherty
Address	Housing Strategy
Date Submitted	09-10-18
For/Against	Comments

Should the development be permitted the current policy requires 1/3 of the development to be provided as affordable housing to meet district wide housing needs. The direction of travel with the soon to be adopted emerging Local Plan requires 1/4 of the development to be provided as affordable housing based on viability evidence within the Whole Plan Viability study, however the applicant has advised that they are committed to delivering 1/3 of the site as affordable housing.

The affordable housing should be delivered in accordance with the affordable housing as described in Annex 2 of the National Planning Policy Framework dated July 2018, 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% affordable home ownership dwellings, and the applicant has sought to do this with the plans that they have submitted.

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. The applicants are proposing the following affordable housing mix which Strategic Housing are supportive of:

23 for rent comprising of 8 x 1 bed houses, 2 x 1 bed bungalows, 8 2 bed houses, 1 x 2 bed bungalow, 3 x 3 bed houses & 1 x 4 bed house and

10 for affordable home ownership comprising of 4 x 2 bed houses, 2 x 2 bed bungalows and 4 x 3 bed houses.

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, in no more than clusters of 8-10 dwellings to enable a mixed and sustainable community. The plans show a large cluster of the affordable homes located between plots 1-12, which deviates from the councils preferred approach.

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.