1. Local Policy/District-wide Information

Policy 18 specifies that the overall demand for affordable dwellings in South Holland is estimated to be around 282 units per year. This figure accounts for 60% of the entire annual housing need for the district.

Regarding the Housing Mix, Policy 17 highlights that family homes with two or three bedrooms are in high demand, both in the market and affordable housing sectors. Additionally, one-bedroom homes, constituting approximately 25% of South Holland's housing, are also essential to address affordable housing needs.

2. Breakdown of Deeping St Nicholas Housing Need

As Deeping St Nicholas is classified as a Minor service centre (area of limited development opportunity), 'development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities' (Policy 1 of the local plan). The map provided by the Local plan shows the areas where development will be permitted in the area.

Exception site: As a portion of the area falls within the District's exception site, Policy 19 of the Local Plan would be applicable, and the provided criteria should be duly followed.

Current supply: The council current has 89 properties within the area, which consists of 44 – 3 bed houses, 30 – 2 bed bungalows, and 14 - 2 bed houses.

Housing Register**:** On the housing register for the area (as at Jan 2024), there are 119 in total requiring general need affordable rented properties, with 66 – 1 bed, 25 – 2 bed, 18 – 3 bed, 6 – 4 bed, 2 – 5 bed, 1 – 6 bed and 1 unclassified.

Pipeline Supply**:** Recent building development in the area is located at Caultons Field, West of Littleworth Drove Deeping St Nicholas for 66 residential developments.

Estimated Housing Need and Mix Required:

In accordance with Policy 11 of the Local Plan, which aligns with the designation of the areas as 'minor service centres,' the allocation for new housing sites in the region is intended to meet approximately 80 housing units.

The South Holland Housing Need Assessment HNA (2021) estimates an annual net need of 7 properties for affordable/social rent from 2020 to 2036 and an annual need of 5 for affordable home ownership during the same period. The modelled mix would be as seen below.

Modelled Mix of Housing Required by Tenure – Deeping St. Nicholas

	1-bedroom	**2-bedrooms**	**3-bedrooms**	**4+ bedrooms**
Market	2%	19%	49%	31%
Affordable Home Ownership	11%	34%	41%	14%

	1-bedroom	2-bedrooms	3-bedrooms	4+ bedrooms
Social/Affordable Rented	16%	37%	43%	4%

Examining the provided data reveals a clear demand for affordable housing units in Deeping St Nicholas, with the most significant percentage of requirement evident in both the Housing Register and the Housing Need Assessment for 2-bedroom units.

All homes are required to meet the minimum national space standards and capable of adaptation from inception or overtime with regards to the Part M of building regulations.

For Section 106 contributions, it is optimal to have a tenure division of 70% affordable rent, 25% first homes, and 5% shared ownership, aligning with the NPPF and local policy. However, in the case of an all-affordable site, the tenure distribution could be adjusted to 60% affordable/social rent and 40% intermediate tenures (shared ownership).

Considering the available facts (both existing and estimated), a development consisting of 24 affordable properties would be appropriate for the area. It is crucial to acknowledge that the specifics of the site, the scheme, and other planning evidence may influence the provided data. The tenure and size are estimated below:

	Affordable rent	Intermediate	Total
1 bed house/bungalow	4	0	4
2 bed houses	5	3	8
3 bed houses	3	2	5
3 bed bungalows	2	2	4
4 bed houses	2	1	3
Total	15	9	24

In conclusion, from an affordable housing perspective, we would, in principle, be supportive of new affordable housing, subject to agreement on the specific size and tenure details of the affordable homes to ensure that the scheme is appropriate to meet the identified housing need.

Please note: The views expressed in this email by the officer are informal and carry no binding effect on the Council during the evaluation of any formal application. They do not guarantee the outcome of the planning process or the success of the application when formally submitted.