From: Aremu, Priscilla
Sent: 13 February 2025 18:29
To: _planningadvice
Subject: RE: Consultation - H03-0048-25: Land off Littleworth Drove

Thank you for consulting us on this full planning application. Please find our comments below regarding the affordable housing provision.

This application proposes a total of 24 affordable units for an all-affordable site. The proposed housing mix is as follows:

Affordable Rent:
2 x 1-bed (2 person)
4 x 2-bed (4 person)
6 x 3-bed (5 person)
2 x 4-bed (6 person)

Shared Ownership:
2 x 1-bed (2 person)
4 x 2-bed (4 person)
4 x 3-bed (5 person)

The proposed affordable housing units are appropriately located, as shown on the submitted plan. The bedroom sizes generally comply with minimum space standards, with the 3-bed units meeting the 3-bed, 6-person size standards and the 4-bed units meeting the 4-bed, 7-person size standards.

For reference, Registered Providers typically require properties to meet at least 85% of National Design Space Standards. Additionally, single bedrooms should be suitable for adult occupancy, with a minimum floor area of 6.5m² in line with Section 326 of the Housing Act 1985.

If planning permission is granted, the applicant should seek to secure a Registered Provider for the affordable dwellings at the earliest opportunity. The Housing Strategy Team can provide a list of RPs with stock in the local area if required.

In summary, the Housing Strategy and Enabling Team supports this application. We are always happy to discuss affordable housing requirements to assist developers and their agents with their applications.

Kind regards

PRISCILLA AREMU
Housing Strategy and Enabling Officer
South Holland District Council

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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.

My working hours are Monday to Thursday 8 am to 4:30 pm and Friday 8 am to 4pm

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From: planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk>
Sent: 23 January 2025 13:58
To: Aremu, Priscilla <Priscilla.Aremu@sholland.gov.uk>
Subject: Consultation - H03-0048-25: Land off Littleworth Drove

PLANNING CONSULTATION

Reference Number: **H03-0048-25**

Type: **FULL**

Proposal: Rural exception site of affordable housing comprising 24 dwellings

Location: Land off Littleworth Drove Deeping St Nicholas

Applicant: W D Branton

The Council have received the above application and would be pleased to receive any observations you may wish to make. You can make comments by clicking on the link below and using the **Enter Comment** button to leave your observations.

Click here to view the application

The deadline for submission of comments is **13th February 2025** and please be aware that representations submitted in relation to planning applications will be available for public inspection.

If you need any assistance please contact **Maxine Simmons** who is dealing with this application.

Note:
If this is a Householder Application, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State and there will be no further opportunity for you to comment at appeal stage.