Online Comment

Application	H04-1189-17
Location	FORMER RED COW 8 HIGh STREET DONINGTON PE11 4TA
Proposal	Proposed residential development along with the demolition of Tap Bar and rear projections

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Address	Housing Strategy
Date Submitted	11-01-18
For/Against	Comments

Should the development be permitted the Council will require 1/3 of the development to be provided as affordable housing to meet district wide housing needs. 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 affordable contribution should be provided with a tenure split of 70% in favour of Affordable Rent and 30% Intermediate low cost home ownership dwellings. 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 2 as one beds and 2 as two beds for rent and 2 as two bedroom houses for Intermediate low cost home ownership.

The tenure mix could be revisited if an affordable housing provider is unwilling to acquire intermediate low cost home ownership dwellings in a 'flatted' development. To ensure that affordable housing providers will be able to manage the dwellings appropriately and to overcome any service charge differences, the affordable dwellings should be located in a separate block with its own communal spaces and entrance halls.

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 '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

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. 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.