Online Comment

Application	H09-0331-17
Location	Manor Farm, Fen Road (Land south of Hall Gate) Holbeach PE12 8QA
Proposal	Access, appearance, landscaping, layout and scale for highways infrastructure (new link road, roundabout, junctions and modifications to Hall Gate and Fen Road (Phase 1A)), and two phases of residential development totalling 330 dwellings (Phases 1B & 2). Development Brief and Masterplan for phased development of remainder of site (Outline permission H09-0521-14)

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Address	Housing Strategy
Date Submitted	11-05-17
For/Against	Comments

Depending on what stage the emerging Local Plan is at when this application is determined the council will require either 1/3 (current policy) or 1/4 (emerging policy)of the development to be provided as affordable housing to meet district wide housing needs, should the development be permitted. 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.

To meet needs identified within the SHMA Strategic Housing would recommend that a mix of property types and sizes are provided for the affordable housing contribution on each phase, comprising of the following:

Phase 1b
1/3 affordable dwellings = 54 comprised of Affordable Rent = 38 (2 x 1 bed bungalows, 8 x 1 bed houses, 2 x 2 bed bungalows, 13 x 2 bed houses, 11 x 3 bed houses and 2 x 4 bed houses) and 16 as Intermediate low cost home ownership (2 x 2 bed bungalows, 7 x 2 bed houses and 7 x 3 bed houses) OR

1/4 affordable dwellings = 40.75 dwellings. The developer has the option of providing 41 dwellings or 40 with a financial contribution for the 0.75, which will be calculated if this is the preferred option. For 41 affordable dwellings, the preferred mix is as follows: Affordable Rent = 29 dwellings (2 x 1 bed bungalows, 5 x 1 bed houses, 2 x 2 bed bungalows, 10 x 2 bed houses, 8 x 3 bed houses, 2 x 4 bed houses)and 12 Intermediate low cost home ownership dwellings (2 x 2 bed bungalows, 5 x 2 bed houses and 5 x 3 bed houses.

Phase 2
1/3 affordable dwellings = 55.61. The developer has the option of providing 56 dwellings or 55 with a financial contribution for the 0.61. For 56 affordable dwellings, the preferred mix is as follows: Affordable Rent = 39 dwellings (2 x 1 bed bungalows, 7 x 1 bed houses, 2 x 2 bed bungalows, 14 x 2 bed houses, 12 x 3 bed houses and 2 x 4 bed houses) and 17 Intermediate low cost home ownership dwellings (2 x 2 bed bungalows, 8 x 2 bed houses and 7 x 3 bed houses) OR

1/4 affordable dwellings = 41.75 dwellings, so either 42 dwellings or 41 with a financial contribution of 0.75. For 42 affordable dwellings, the preferred mix is as follows: Affordable Rent = 29 dwellings (2 x 1 bed bungalows, 5 x 1 bed houses, 2 x 2 bed bungalows, 10 x 2 bed houses, 8 x 3 bed houses and 2 x 4 bed houses) and 13 Intermediate low cost home ownership dwellings (2 x 2 bed bungalows, 6 x 2 bed houses and 5 x 3 bed houses).

The developer has proposed two and three bedroom houses for the affordable contribution but as explained above to meet identified need the affordable contribution will also need to include an element of bungalows and one and four bedroom homes.

As part of the application it would be preferable for the affordable housing scheme to be agreed with the developer 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, 3 bed 5 person 82sqm and 4 bed 6 person 95sqm.

Ideally the affordable housing should be clustered throughout the development 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.