Online Comment

Application	H09-0845-22
Location	Land to West of Fen Road & Tudor Way Holbeach
Proposal	Erection of 100 dwellings with associated parking, roads and drainage

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Name	Elaine Ferguson
Address	Housing Strategy
Date Submitted	15-11-22
For/Against	Comments

Re H09-0845-22 Erection of 100 dwellings with associated parking, roads, and drainage.
Location Land to west of Fen Road, Tudor Way, Holbeach

The current application is Phase 3 of a larger development of 900 units outline approval H09-0521-14 which benefits from a S106 providing for 33% affordable housing. A subsequent deed of variation reduced the affordable housing contribution to 25%. For the first 330 dwellings of the development, it was agreed there would be no affordable housing. The remaining 570 units would provide the 25% affordable housing equating to 142 dwellings. There are in 6 phases in the development 1A relating to highways and infrastructure, 1B and where there is no affordable housing. Residential phases 3,4,5 and 6 are to provide the remaining 142 dwellings.

The applicant is proposing to provide 100% affordable housing on the current phase, this equates to 100 dwellings of the required 142 dwellings across the development.
The applicants proposed affordable housing contribution as set out below.

100 Affordable Dwellings
50 Affordable rented homes
1 bed x 4 houses
2 bed x 25 houses
3 bed x 21 houses

50 Intermediate - Shared Ownership homes
2 bed x 25 houses
3 bed x 25 houses

There are 570 units to be developed across Phases 3,4.5 and 6. If the current application were to be approved 470 units would be left to be developed, of which only 42 units would be affordable dwellings.

Current planning policy requires 25% affordable housing contribution. Policy 18: Affordable Housing of the Local Plan indicates a tenure split of 70% in favour of Rented and 30% Intermediate housing for sale dwellings will be sought, whilst appreciating that this may vary on a site-by-site basis due to factors such as viability or affordable housing need. Policy 17: Providing a Mix of Housing in the Local Plan encourages a mix of house types and sizes to meet a range of needs.

Whilst it is appreciated this is a proposed 100% affordable site. Housing Strategy question why this site amongst the 6 phases is designated 100 affordable? This is a very large development of 900 units and nearly all the affordable units are located in one area rather than pepper potted around the various development phases. We would ask the applicant to contribute an appropriate amount of affordable housing to each phase development.

The developer has proposed the above affordable housing mix for Phase 3 and to our knowledge this has not been discussed with Housing Strategy. Housing Strategy would be happy to supply an affordable housing mix when the issue of the phasing of the affordable housing has been resolved.

The applicant has supplied viability information which will need to be independently assessed. Housing Strategy await the outcome of the viability assessment and can advise on an Affordable Housing mix as appropriate.