Online Comment

Application	H14-1162-18
Location	Keston Nurseries Mill Green Road Pinchbeck PE11 3PU
Proposal	Erection of 100 dwellings and associated works - Outline approval H14-0355-17

Name	Angela Doherty
Address	Housing Strategy
Date Submitted	18-01-19
For/Against	Comments

Should the development be permitted the signed s.106 dated 22nd February 2018 relating to the Outline permission obligates this development to provide 33.3% (1/3) of the total of dwellings delivered to be affordable housing. Given the direction of travel with the soon to be adopted emerging Local Plan, which requires 1/4 (25%) of the development to be provided as affordable housing based on viability evidence within the Whole Plan Viability study, if there was an application to vary this percentage Strategic Housing would support this.

The s.106 also obligates the developer to submit an affordable housing scheme for approval. I request that the applicant explicitly states what is being proposed as part of the 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.

Through examining the plans and liaising with the Planning Officer it appears as though the applicant is proposing 25 of the dwellings to be for affordable housing, with a mix of 4 x 1 bed houses, 2 x 1 bed bungalows, 12 x 2 bed houses and 7 x 3 bed houses, all of these located in one section of the scheme.

Based on a 25% affordable contribution 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 18 as rented housing, comprising 5 x 1 bed houses, 7 x 2 bed houses and 6 x 3 bed houses and 7 as intermediate housing for sale comprising 4 x 2 bed houses and 3 x 3 bed houses.

As detailed in the s.106 the affordable housing should be delivered in accordance with the affordable housing as described in Annex 2 of the National Planning Policy Framework dated July 2018, or any Planning Policy Statement, Guidance Notes or Circulars which may amend, supplement or supersede this.

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.