

From: [Doherty, Angela](#)
To: [Buttery, Lucy](#); [_planningadvice](#)
Subject: FW: Consultation - H14-1218-21: Land at Yews Farm
Date: 16 December 2021 17:39:04
Attachments: [image001.png](#)
[image002.png](#)

Hi, I have attempted to submit the comments below through the portal but am slightly over the word count so please accept this email as my formal comments from Strategic Housing....

Should the development be permitted the current policy requires about 25% of the development to be provided as affordable housing to meet district wide housing needs; for a development of 400 number new homes this equates to 100 dwellings.

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 2021, or any Planning Policy Statement, Guidance Notes or Circulars which may amend, supplement or supersede this. From 28 June 2021, a home meeting the criteria of a First Home will also be considered to meet the definition of affordable housing for planning purposes.

First Homes should account for at least 25% of all affordable housing units delivered by developers through planning obligations. The new First Homes policy requirement does not apply for the following:

- Sites with full or outline planning permissions already in place or determined (or where a right to appeal against non-determination has arisen) before 28 December 2021
- Applications for full or outline planning permission where there has been significant pre-application engagement which are determined before 28 March 2022;

Policy 18: Affordable Housing of the Local Plan recommends that 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. I note from the plans that the developer does not indicate whether any affordable housing is included within the proposals. To meet needs and adhere to local and national policy the applicant should consider for the Full application of 100 to deliver 25 affordable homes of 18 Rented homes comprising of 6 x 1 bed houses, 7 x 2 bed houses, 4 x 3 bed houses and 1 x 4 bed houses, 6 First Homes comprising of 3 x 2 bed houses and 3 x 3 bed houses and 1 Shared Ownership home comprising of a 2 bed house or bungalow.

For the Outline scheme of 300, 75 affordable homes should be sought, with 70% of these as Rented, 25% as First Homes and 5% as Shared Ownership.

As per Policy 6: Developer Contributions of the Local Plan 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 'Nationally Described Space Standards' at 1 bed 2 person 2 storey, 2 bed 4 person 2 storey and 3 bed 5 person 2 storey, although this is

encouraged but not a requirement of policy. Local policy also encourages homes that are capable of adaptation over time so it would be useful to understand if any of the homes are proposed to meet either M42 or M43 standards. It would also be useful to understand if the homes are proposing any net zero carbon initiatives, again encouraged but not a policy requirement. Ideally the affordable housing should be spread proportionately across the scheme to enable a mixed and sustainable community.

The applicant should also seek to secure a Registered Provider (RP) 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 applicant require this. The applicant and RP should be prepared to enter into a Nominations Agreement with the Council to ensure that the rented homes are let to households from the Council's Housing Register.

Angela Doherty | Housing Strategy & Enabling Officer | **South Holland District Council**
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From: planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk>

Sent: 30 November 2021 11:34

To: Doherty, Angela <adoherty@sholland.gov.uk>

Subject: Consultation - H14-1218-21: Land at Yews Farm

PLANNING CONSULTATION

Reference Number: H14-1218-21

Type: FULL

Proposal: Hybrid planning application seeking full planning permission for 100 new homes, landscaping and infrastructure and outline planning permission (all matters reserved except access) for up to 300 new homes, landscaping and infrastructure.

Location: Land at Yews Farm Spalding Road

Applicant: Ashley King (Developments) Ltd.

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 **21st December 2021** 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 **Lucy Buttery** 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.