Online Comment

Application	H17-0429-18
Location	Land off Station Road Surfleet
Proposal	Erection of 32 dwellings - Outline permission H17-0562-16

Name	Angela Doherty
Address	South Holland DC

Date Submitted	10-07-18
For/Against	Comments

Should the development be permitted the current policy requires 1/3 of the development to be provided as affordable housing to meet district wide housing needs. However, given the direction of travel with the soon to be adopted emerging Local Plan, which requires 1/4 of the development to be provided as affordable housing based on viability evidence within the Whole Plan Viability study, Strategic Housing recommends that 1/4 (25%) of the development should be provided as affordable housing. This would equate to 8 of the 32 dwellings.

The affordable contribution should be provided with a tenure split of 70% in favour of Rented (6 dwellings) and 30% Intermediate low cost home ownership dwellings (2 dwellings).

The applicant has included some one bedroom houses on the plans as part of the affordable mix, however due to the lack of facilities in the local area this would not be an appropriate location for this house type. 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 4 x two bedroom houses and 2 x three bedroom houses for rent and 2 x two bed houses/ bungalows for Intermediate low cost home ownership dwellings.

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:

2 beds 4 person 67sqm
3 bed 5 person 82sqm

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.