Online Comment

Application	H20-0043-18
Location	Adj. Havencombe Chapelgate Sutton St James PE12 0EF
Proposal	Residential development for 27 dwellings including roads, etc

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Address	Housing Strategy
Date Submitted	20-03-18
For/Against	Comments

Should the development be permitted the Council would normally request that policy compliant levels of affordable housing (currently 1/3) should be provided. However, for this scheme the developer has provided evidence which has been independently verified through a viability expert, which concludes that only 3 dwellings (11.11%) can viably be provided.

The 3 affordable homes should be delivered as 1 x 1 bed bungalow and 1 x 2 bed bungalow as rented housing and 1 x 3 bed bungalow as intermediate housing for sale. 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.

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

The location and plot numbers for the affordable homes should be identified and agreed as part of this application to agree the Affordable Housing Scheme.

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 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.