Online Comment

Application	H20-0043-18
Location	Adjacent: 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	25-10-18
For/Against	Comments

Should the development be permitted the Council would normally request that policy compliant levels of affordable housing (currently 1/3, emerging Local Plan 1/4) should be provided. However, for this scheme the developer has provided evidence which has been independently verified through a viability specialist. They conclude that only 4 dwellings (14.8%) can viably be delivered on site.

The 4 affordable homes should be delivered as 2 x 2 bed dwellings as rented housing and 2 x 2 bed dwellings as affordable home ownership. Affordable housing has the meaning 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.

Strategic Housing is supportive of the developers proposals to deliver plots 18, 19, 20 & 21 as the affordable contribution.

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.

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.