

AFFORDABLE HOUSING SCHEME

Details submitted in respect of Condition 19 of planning permission H22-0970-15 (APP/A2525/W/16/3151299).

Construction of 45 residential dwellings, including garages and associated infrastructure.

Land at Small Drove, Weston

Larkfleet Homes Limited

June 2019

The logo for LarkfleetHomes, featuring the company name in a bold, sans-serif font. 'Larkfleet' is in a light orange color and 'Homes' is in a darker orange color. The text is set against a dark grey rectangular background with a subtle drop shadow.

LarkfleetHomes

1. Introduction

1.1 This Affordable Housing Scheme has been submitted to comply with Condition 19 of planning permission H22-0970-15, which was granted permission at appeal on 1st September 2016.

1.2 Condition 19 as detailed on the Inspectors Decision Letter states:

"No development shall take place until a scheme for the provision of affordable housing as part of the development shall have been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2: Glossary of National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- i. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 33.33% of housing units;*
- ii. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;*
- iii. the arrangements for the transfer of the affordable housing to an affordable housing provider;*
- iv. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and*
- v. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.*

The affordable housing shall be retained in accordance with the approved scheme. "

1.3 When the application was prepared and submitted and ultimately determined by the Inspector the emerging SE Lincolnshire Local Plan was at a very early stage of the process to Adoption. For example, in respect of the Preferred Options Consultation in 2013, the Council were still of the view that 33.33%, the existing level of provision as required by Policy H8 of the Local Plan 2006, was an appropriate level of provision for South Holland. However, in the January 2016 consultation the position had changed and the figure now quoted in Policy 15 of the emerging plan was at least/about 30%. No doubt this was influenced by the publication of the South East

Lincolnshire Whole Plan Viability Study (Final Draft) by Peter Brett Associates in the same month.

- 1.4 Nevertheless, the plan was still emerging and the policy was still very much a draft as was the underlying evidence base that informed the level of affordable housing required.
- 1.5 At the time of the Inspector's decision, this was still the latest version of the plan and evidence base. It was only in 2017 that a revised plan was published which firmed up the policy in respect to affordable housing giving a clear requirement of 25% for South Holland and also finalising the viability report. It is this version that is currently going through the examination process.
- 1.6 At appeal the issue of the level of affordable housing was not in dispute. Larkfleet agreed to meet the Council's standard requirement of 33.33%. This was despite pressure from the Local MP, local residents and some councilors who objected to the provision of any affordable housing in this area.
- 1.7 Whilst the Inspector did place considerable weight to the benefit that would arise in contributing to meeting the need for affordable housing in the area, this was in the context of there being no identified harm, for which a planning balance has to be carried out, and also in terms of considering whether or not to dismiss the appeal when there was no s106 in place to ensure affordable housing was delivered.
- 1.8 Following the grant of consent on appeal discussions have taken place with both the Council's Housing Officer and officers from Boston Mayflower (a Registered Provider) who will take delivery of the affordable rented housing proposed on site, and Heylo Housing Limited who will take delivery of the shared ownership properties.

2 The Approved Plans

- 2.1 The approved plans identify the individual affordable housing plots and their respective house types. The plans show a total of 15 plots being affordable. A copy of approved layout plan is attached.

3 Accommodation Schedule

Plot No.	House Type	Floor Area Sq. ft	No. Beds	Tenure
29	2224	655	2	SO
30	2306	880	3	SO
31	2306	880	3	SO

32	2110	563	1	SO
33	2110	563	1	SO
34	2110	563	1	AR
35	2110	563	1	AR
36	2224	655	2	AR
37	2224	655	2	AR
38	2224	655	2	AR
39	2224	655	2	SO
40	2224	655	2	SO
41	2323	801	3	SO
42	2323	801	3	SO
43	2324	954	3	SO

- 3.1 The accommodation schedule for Units is detailed above. This details the plot number, house type, and the floor area. Further details are provided in the approved house type drawings.
- 3.2 The affordable housing will be provided in the form of intermediate rented as permitted and shared ownership, both as defined in Annex 2 of the NPPF 2018.
- 3.3 Both the shared ownership and Intermediate Rented properties will be delivered to Swift Housing Limited who are a residential property company with an investment strategy to provide affordable housing across the UK. They will provide the homes in the form of shared and Rented ownership. The accommodation schedule is shown overleaf.

4 Timetable for the exchange of contracts with a Registered Provider for sale and purchase of the Affordable Housing Units

- 4.1 Development agreements are being prepared with Swift Homes and these are expected to be completed in the next few weeks. A condition of their completion is the agreement of this AHS with the Council.

5 A Time table of construction of the Affordable Housing Units

- 5.1 No more than 12 market homes will be occupied until one, or both of the contracts are exchanged. This, however, is likely to take place within a matter of weeks. A detailed construction plan will be part of those agreements and this will give details of when the homes will be completed. A draft of the plan is shown below.

Phase	Plots	Start Date	Completion Date
1	40, 39, 41, 42, 43, 36, 37, 38	June 2020	Jan 2021
2	29, 30, 31, 32, 33 34, 35	Aug 2020	March 2021

Red are rented properties

Blue are Shared Ownership.

- 5.2 The affordable housing will be built at the same time as the market housing.

6 The arrangement for the Affordable housing to remain in perpetuity

- 6.1 Swift Homes will liaise with the Council to ensure that the dwellings are let to eligible households and remain in perpetuity.

7 The occupation criteria for selection/nomination for an affordable home

- 7.1 The Affordable Housing Provider will give the Council six weeks written notification of availability on the first occasion any Affordable Housing Unit(s) forming part of the Affordable Rented Housing and the Shared Ownership Housing becomes available for occupation and three weeks' written notification of future availability on the second and subsequent occasions that such an Affordable Housing Unit becomes available (but limited to three in every four Affordable Housing Units after the first occasion) and during the said period of six or three weeks as appropriate the

Council may nominate to the Affordable Housing Provider a prospective tenant from the Council's housing waiting list or register or who is in identified housing need and who is a person who:

- (a) was born in Weston or Spalding (5-mile radius); or
- (b) lives in Weston or Spalding (5-mile radius); or
- (c) has lived in Weston or Spalding (5-mile radius); but has been forced to move away because of lack of Affordable Housing; or
- (d) whose work provides important services and who needs to work closer to the local community; or
- (e) who meets the Affordable Housing Provider's letting criteria as notified from time to time to the Council; and/or
- (f) any other person agreed between the Council and the Affordable Housing Provider (acting reasonably);

and the Affordable Housing Provider shall either offer to sell or offer a tenancy (if appropriate) of the Affordable Rented Housing and the Shared Ownership Housing in question to the nominee and in the event that such offer is not accepted then the Affordable Housing Provider can offer to sell or offer a tenancy (if appropriate) to any person who meets its letting criteria.

8 Conclusion

- 8.1 This statement sets out Larkfleet Homes' intended approach for the delivery of affordable housing within this site, taking into consideration discussions which have taken place with South Holland District Council's housing officers.
- 8.2 This approach is in line with local and national planning and housing policies, and the processes and mechanisms as evidenced above will satisfy the requirements of the planning condition in respect of the provision of the Affordable Housing Scheme.