HOUSING STATEMENT

APPLICATION FOR FULL PLANNING PERMISSION FOR THE ERECTION OF 150 DWELLINGS AND ASSOCIATED OPEN SPACE AND INFRASTRUCTURE AT LAND TO THE NORTHWEST OF HIGH ROAD WESTON, SPALDING, LINCOLNSHIRE

PERSIMMON HOMES EAST MIDLANDS

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1 Introduction

1.1 This Housing Statement supports a full planning submission for the erection of 150 dwellings and associated open space and infrastructure at Land to the northwest of High Road Weston, Spalding, Lincolnshire.

1.2 It is a validation requirement of South Holland District Council (SHDC) that an Affordable Housing Statement be submitted with the submission of this full planning application. This was confirmed by the Local Planning Authority at the Pre-application planning stage.

1.3 The purpose of this statement is to set out how the numbers, sizes and locations of the Open Market and Affordable Housing Units to be provided accords with local policy and need, as well as to discuss how the Affordable Housing Units are to be clustered.

1.4 The remainder of this Statement is structured as follows:

- Section 2 details the requirements for the site;
- Section 3 sets out the size & mix of affordable housing proposed; and
- Section 4 sets out our conclusions

2 Housing Requirements

2.1 **Policy 17: Providing a Mix of Housing** requires new housing provision to seek to meet "the long term needs of the Plan area in order to maintain and provide mixed, inclusive and sustainable communities. Family homes of **two or three bedrooms are in highest demand** for both the market and affordable housing sectors and one bedroom homes are also required to meet affordable needs". The policy provides an indication of the desired size of dwellings, in terms of bedroom numbers, that should be provided within residential schemes.

2.2 **Policy 18: Affordable Housing** also requires that approximately **25%** of housing on development sites of 11 or more dwellings in South Holland be affordable.

2.3 The current scheme proposes 150 dwellings. To provide 25% of dwellings as affordable housing in line with Policy 18, this equates to **37.5 dwellings** in the case of the current scheme.

2.4 As part of pre-application discussions the South Holland housing officer commented as follows:

"*With regard to affordable housing, my colleague Angela Doherty (Housing Strategy and Enabling Officer) has advised that the preference would be for the following:*

- About 70% affordable rent, comprising of approximately 30% 1 beds, 40% 2 beds, 35% 3 beds and 5% 4 beds; and
- About 30% intermediate for sale (i.e. shared ownership) comprising of 2 and 3 beds.

Affordable units should be evenly distributed across the scheme in clusters of no more than 8 dwellings.

In terms of market housing mix, the Strategic Housing Market Assessment identifies the following requirements for South Holland: 0-5% 1-bed; 30-35% 2 bed; 45-50% 3-bed; and 15-20% 4-bed. We would expect the proposed development to broadly accord with this.

All 1 bed units should be provided as houses, rather than flats."

2.5 The remainder of this statement will set out how the scheme accords with the requirements of local policy and the comments provided by the housing officer.

3 Housing Size, Mix and Design

3.1 Table 1 below details the number, size, plot number and type of affordable house types proposed across the scheme.

Table 1: Affordable Housing Provision for the site

Beds	House Type	Square Foot	Type	Total Units
1	Aster	522	Cluster House	8 (21%)
2	Haldon	772	House	16 (42%)
3	Rendlesham	923	House	13 (34%)
4	Ennerdale	1057	House	1 (3%)
Total				**38**

3.2 The above table demonstrates how accordance with Policy 18 has been achieved in providing 25% (38 units) affordable housing unit provision across the scheme.

3.3 The location of the affordable housing units is identified on the Proposed Site Layout Plan. The Affordable Housing units are to be provided in 6 clusters, ranging from 2 to 8 dwellings.

3.4 Providing the Affordable Housing Units in clusters spread across the site has provided for a well integrated design ensuring a high level of legibility and natural surveillance and does not result in the affordable housing being isolated from the rest of the development. Both the affordable and market units have been designed using a consistent material and colour palette allowing for a continuous street scene and integrated development with indistinguishable house types.

3.5 Table 2 below provides a summary of the mix of market dwellings proposed and Table 3 provides a summary of the total combined affordable and market mix of dwellings by bedroom numbers.

Table 2: Market Housing Provision for the site

Beds	House Type	Square Foot	Type	Total Units
2	Alnmouth	642	House	18 (16%)
3	Danbury	811	House	69 (62%)
	Delamere	993	House	
	Sherwood	969	House	
	Sherwood Cr.	969	House	
	Charnwood Cr.	1012	House	

	Saunton	1034	House	
4	Burnham	1115	House	25 (22%)
	Greenwood	1221	House	
	Marston	1230	House	
	Whiteleaf	1259	House	
	Whiteleaf Cr.	1259	House	
	Kielder	1415	House	
Total				**112**

Table 3: Overall Housing Provision for the site

Beds	Total Units
1	8 (5%)
2	34 (23%)
3	82 (55%)
4	26 (17%)
Total	**150**

3.6 The mix of house types and bedroom numbers across the development is consistent with the aspirations of local policy and demonstrates broad accordance with the pre-application advice received to respond to local demand particularly in providing for a high number of 1-3 bedroom affordable dwellings. In this regard, one should note that 76% of affordable dwellings are 2 or 3 bedroom dwellings, which are in the highest demand across the district, and 21% of affordable dwellings are 1 bed properties. Furthermore across the development as a whole, there is a demonstrably high number of 2 or 3 bedroom dwellings within the housing mix as a whole, with 78% (116 units) of dwelling units being 2 or 3 bed properties. Therefore accordance with Policy 17 has been demonstrated across the scheme.

3.7 Regarding tenures, it is anticipated that a mix of tenures in line with the pre-application comments received from the housing officer may be pursued, however this is considered a matter that is to be confirmed as part of detailed discussions pursuant to the formulation of a suitable S106 agreement.

4 Conclusions

4.1 The scheme provides for the required 38 affordable dwellings and an overall mix and form of affordable and market dwellings consistent with the requirements of the Adopted Local Plan.

4.2 The proposal allows for a well integrated development, ensuring that the affordable units are not to be built in isolation and ensures high levels of legibility and natural surveillance throughout the development as demonstrated within the accompanying design and access statement and other accompanying documentation.