
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 a full planning application.
- 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 situated.
- 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 and 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 and three bedrooms** are highest in demand for both the market and affordable housing sectors and one bedroom homes are 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 proposed 150 dwellings, to provide 25% of dwellings as affordable in line with Policy 18 this would equate to 38 dwellings.
- 2.4 Initial pre-application discussions with the case officer prior to the submission of planning application H22-1135-20, the following comments were provided:

“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 Throughout the application consultation, the Housing Strategy and Enabling Officer has provided consideration to the First Homes directive and the application has been amended subsequently to accommodate 25% of the Affordable Homes to be First Homes.
- 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:

Beds	House Type	Square Foot	Plots	Type	Total
1	Caster	592	89-92, 99-102	Cluster House	8 (21%)
2	Haldon	772	42-45, 68-69, 78-79, 103-106, 121-124	House	16 (42%)
3	Rendlesham	923	7-11, 81-82, 135-136, 145-146, 148-149	House	13 (34%)
4	Ennerdale	1057	147	House	1 (3%)
Total					38

Table 1: Affordable Housing provision for the site

- 3.2 The above table demonstrates how accordance with Policy 18 has been achieved in providing 25% (38 units) affordable housing across the scheme.
- 3.3 The mix of units for Affordable Rent will be 70% and Shared Ownership 30% with the mix agreed through Section 106 obligations. The following mix is proposed:

Affordable Rent		
1 bed	8 dwellings	Plots 89-92, 99-102
2 bed	12 dwellings	Plots 42-45, 68-69, 103-106
3 bed	6 dwellings	Plots 81-82, 135-136, 145-146
4 bed	1 dwelling	Plot 147
Shared Ownership		
2 bed	4 dwellings	Plots 121-124
3 bed	7 dwellings	Plots 7-11, 148-149

- 3.4 The location of the affordable housing units is identified on the Affordable Housing plan included in Appendix 1 of this statement, the Affordable Housing units are to be provided in 6 clusters, ranging from 2 to 8 dwellings.
- 3.5 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.
- 3.6 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.

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	
	Whitelead Cr.	1259	House	
	Kielder	1415	House	
Total				112

Table 2: Market Housing provision for the site

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

Table 3: Overall housing provision for the site

- 3.7 The mix of house types and bedroom numbers across the development is consistent with the aspirations of local policy and reflects the advice given at the pre-application stages. In particular, the layout shows provision of a high number of 1-3 bedroom affordable dwellings being the highest in demand across the district. Across the scheme as a whole, there is a high number of 2 and 3 bedroom dwellings within the house mix with 78% (116 units). The scheme is consistent with the requirements of Policy 17 as a result.
- 3.8 All homes with the exception of the Caster are provided as M4(2) compliant lifetime homes.

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.



Appendix 1: Proposed Affordable Housing Plan

-  Affordable Rent
-  Shared Ownership



P	Layout amended in line with planning comments	11.10.21	AT
O	Highways amended	05.10.21	AT
N	Highways amended	06.09.21	AT
M	WCPs amended	22.07.21	AT
L	Single garages amended	24.03.21	AT
K	House type blocks drainage updated, roads & SuDS updated in line with engineering	03.02.21	AT
J			
I	Parking space added to plot 147	30.09.20	AT
H	Bin collection points moved	04.09.20	AT
G	Road adjacent to Pinfield Lane amended	03.09.20	AT
F	Layout amended in line with planning comments	25.08.20	AT
E	House types amended	17.08.20	AT
D	Swales and footpaths updated	17.08.20	AT
C	Layout amended	12.08.20	AT
B	Integral units updated	24.04.20	BP
A	Pool & swales updated, pumping station added	01.04.20	BP

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Site Name:
**Weston
Spalding**

Drawing:
**Proposed
Planning
Layout**

Scale@A0:	Drawn By:	Date:
1:500	AT	17/08/2020
Version:	Drawing No:	Rev:
--	SPAL/WEST/PPL/100	P