

affordable housing outline application advice

Planning Ref: P/20/2380/2

1. Planning Application Details

1.1	Site Address	Barkby Road, Queniborough, Leicestershire
1.2	Applicant	David Wilson Homes East Midlands
1.3	Proposal	Outline application for up to 150 dwellings, together with new open space, landscaping and drainage infrastructure, with all matters reserved accept for access.
1.4	Application Type	Outline

2. The Affordable Housing to be provided in accordance with Policy CS3 and the adopted Housing SPD

2.1	Percentage of affordable housing required	40%	77% rent	23% shared ownership
2.2	How many affordable units are required?	60	46	14
2.3	How many affordable units have been approved in previous phases?	0	0	0
2.4	What is the balance of affordable units to be provided?	60	46	14
2.5	How many affordable units is the applicant proposing to provide?	The applicant has not provided the details of the number of affordable units to be delivered.		

3. Commentary of the Affordable Housing proposed by the applicant

3.1	Overall percentage/ number of affordable housing	The applicant is required to provide 40% (60 Homes) of the total number of homes proposed as Affordable Housing.
3.2	Tenure Split	The requirement as set out in the Housing SPD is 77% rent and 23% shared ownership: <ul style="list-style-type: none"> 46 Homes - Affordable Rent and or Social Rent and 14 Homes - Shared Ownership
3.3	Affordable Housing Mix	The housing mix has not been provided and will need to take into consideration and meet the requirements of the Housing SPD.
3.4	Affordable Housing Property Types	The Affordable Housing is to a Standard which is no less than that of the Market Dwellings and the Affordable Rented Dwellings meets the requirements of the adopted Housing SPD are designed to accommodate the following number of people: <ul style="list-style-type: none"> 1 bed: 2 person household 2 bed: 4 person household 3 bed: minimum 5 person household 4 bed: minimum 7 person household House type drawings should show a proposed layout to



		demonstrate the property meets the appropriate household size.
3.5	Clustering of the Affordable Housing	The construction of the Affordable Housing Dwellings shall be in clusters of no more than 10 Affordable Housing Dwellings and such clusters shall not be contiguous with each other either within this Development or an adjoining Development
3.6	Layout of the Affordable Housing	The layout of the Affordable Housing shall comply with Policy HSPD 8.
3.7	Any Other Comments	None

4. Additional information to be provided by the Applicant

4.1	Not applicable
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5. Information referred to in providing this advice

5.1	Planning Application form
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6. Officer Contact Details

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Date:	25 th February 2021	

