

MEMORANDUM

To: Anne McDonald
Senior Planning Officer

From: Debbie Ealand
Housing Supply Officer
Ext: 4526

Your Ref: 18/01502/OP

Date: 26 July 2022

**Outline Application: Outline application with all matters reserved other than strategic point of access onto Royston Road and Cambridge Road for the erection of up to 140 dwellings and a new shop (A1 use) with associated public open space, landscaping and drainage.
Land between Royston Road and Cambridge Road, Barkway, Hertfordshire.
Case Ref No: 18/01502/OP.**

Dear Anne,

Thank you for your memo of 8 July 2022 in respect of the above application for outline planning permission following submission of updated supplementary documents in support of the application.

Barkway village is covered under Policy 7 – Selected Villages beyond the Green Belt in the current saved Local Plan. Policy 6 – Rural Areas beyond the Green Belt also applies.

The site is outside the current village boundary in an area of rural restraint.

Under the adopted Local Plan, the affordable housing requirement on a threshold of 20 dwellings or more is 25%.

Following the Cabinet meeting in September 2016, public consultation and the Council meeting on 11 April 2017, the affordable housing requirement is 40% on sites which will provide 25 dwellings and above, in accordance with the proposed submission Local Plan.

Barkway is a Category A village in the proposed submission Local Plan and there are three allocated sites in Barkway, expected to deliver 173 new homes. The application site is allocated, site BK3 in the proposed submission Local Plan and is expected to deliver 140 new homes. The site is within the proposed new settlement boundary.

The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals, in accordance with the NPPF.

Paragraph 62 of the NPPF says “Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes)”.

Paragraph 63 of the revised NPPF says “Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless:

- a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and
- b) the agreed approach contributes to the objective of creating mixed and balanced communities”.

A rural Housing Needs Survey (HNS) was undertaken by Community Development Action (CDA) Herts. in Barkway in 2019.

The HNS identified a total affordable assessed housing need for 18 units over a five-year period; including a mix of one, two and three bedroom homes for rent and sale on a shared ownership basis. Types of accommodation identified included flats, houses and bungalows, including sheltered and adapted accommodation. A small number of residents also mentioned an interest in community led housing and self-build.

The following types and minimum bedroom numbers, were identified:

Type	Affordable rent minimum	Total
1 bed flat / house	2	4
2 bed flat / house	1	7
3 bed house	0	2
1 bed sheltered / bungalow / accessible	1	2
2 bed sheltered / bungalow / accessible	1	3
TOTALS	5	18

This can be summarised as:

- 6 x 1 bed units
- 10 x 2 bed units
- 2 x 3 bed units

Based on 140 dwellings overall and a 40% affordable housing requirement, in accordance with the Proposed Submission Local Plan, this equates to the provision of 56 affordable dwellings.

Within the overall 40% affordable housing requirement a 65%/35% rented/

intermediate affordable housing tenure split is required, in accordance with the council's Planning Obligations SPD and the 2016 Strategic Housing Market Assessment (SHMA) Update. Thus, of the overall 56 affordable units: 36 rented units and 20 intermediate affordable units should be provided to meet housing need.

Within the 65% rented tenure the 2016 SHMA update indicates the following mix best meets housing need:

36 x 24% x 1 bed flats (8)
36 x 12% x 2 bed flats (4)
36 x 26% x 2 bed houses (9)
36 x 35% x 3 bed houses (13)
36 x 6% x 4 bed + houses. (2)

Within the 35% intermediate tenure the 2016 SHMA update indicates the following mix best meets housing need:

20 x 8% x 1 bed flats (2)
20 x 8% x 2 bed flats (1)
20 x 20% x 2 bed houses (4)
20 x 54% x 3 bed houses (11)
20 x 10% x 4 bed houses (2)

The applicant has indicated the provision of a policy compliant 40% affordable housing, but the tenure split proposed in their application form is incorrect.

The proposed submission Local Plan recognises that there will be a substantial increase in the number of and proportion of older residents in North Hertfordshire and there is high demand/ need for suitable accommodation for this client group.

For residential developments of 100 units or more planning permission will be granted where an element of accommodation within Use Class C3 for older persons housing is included under the requirements of Policy HS3(a).

There is growing need for three and four bed wheelchair accessible bungalows for families with an adult or child with disabilities and/ or limited mobility. To meet the requirements of Policy HS5: Accessible and adaptable housing 2 x three bed bungalows should meet M4(3) wheelchair accessible standards, in addition to 2 x one bed bungalows and a two bed bungalow, to assist in meeting the housing needs.

There is high demand across the district for smaller family (two bed) houses for rent and the council would therefore be willing to discuss amendment to the mix/ figures for rented homes.

The number of flats required is small, particularly for the intermediate tenure and I suggest any flats provided are sympathetic to the rural setting and have an external appearance like that of a dwelling house/ terrace of houses given the small number. In any event I suggest that 2 x one bed bungalows and 2 x two

bed bungalows are provided to meet needs identified in the 2019 Barkway & Nuthampstead HNS.

The required mix to meet identified housing need is:

For 65% rented tenure:

- 1 bed flats (6)
- 1 bed bungalows M4(3) standard (2)
- 2 bed flats (4)
- 2 bed bungalow M4(3) standard (1)
- 2 bed houses (10)
- 3 bed bungalow M4(3) standard (2)
- 3 bed houses (9)
- 4 bed houses. (2)

For the 35% intermediate affordable housing tenure:

- 1 bed flats (2)
- 2 bed bungalow (1)
- 2 bed houses (6)
- 3 bed houses (9)
- 4 bed houses (2)

Rented and intermediate affordable housing tenure flats should be separate as Registered Providers (RPs) do not like mixed tenure blocks and prefer different rented and intermediate tenure dwellings to have their own point of entry/ access.

The definition for affordable housing includes housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers).

The affordable homes should be owned and managed by a registered provider, should be spread across the sites in small clusters rather than be situated on one or two parts of the site and should be physically indistinguishable from the market housing.

In June 2021 the Government introduced a policy requiring 25% of affordable housing provided to be First Homes. First Homes can be considered on merit where the overall proportion of affordable housing that can be achieved on site will not be adversely affected and the Local Plan requirement for 65% of affordable homes for rent is met. Fourteen of the twenty intermediate affordable housing units could be delivered as First Homes to meet this requirement.

The council will accept Affordable Rent tenure units up to 80% of local market rents (including service charges, where applicable) for one and two bed homes and Affordable Rent tenure units up to 70% of local market rents (including service charges, where applicable) for three bedroom homes to ensure affordability, as evidenced in the 2016 SHMA Update.

To ensure affordability four bedroom homes should be let at Social Rents (excluding service charges, where applicable) and all rents should be within Local Housing Allowance (LHA rates).

Any affordable homes should be allocated to applicants with a local connection to Barkway and Nuthampstead in the first instance.

As Barkway has a population of 3,000 or less, protected area status applies. Staircasing on any shared ownership properties is restricted to 80% in accordance with

The Housing (Shared Ownership Leases) (Exclusion from Leasehold Reform Act 1967) (England) Regulations 2009 which came into force on 07 September 2009. These regulations include the introduction of Protected Area Status for settlements currently exempt from the Right to Acquire (i.e. those with populations of less than 3000).

This ensures that the homes remain affordable in perpetuity.

The nationally described technical housing standards provide the nationally recognised standards for bedrooms, storage, and internal areas in new dwellings across all tenures. To ensure schemes are appropriately designed the affordable units are required to meet the nationally described housing space standards.

Parking courts are not desirable as there is often limited or no natural surveillance and residents prefer to park outside or near to their homes. To minimise on street parking, parking spaces should be provided in front of or adjacent properties with good natural surveillance.

Grant funding for the affordable housing on S106 sites is not available and the affordable housing should be delivered through planning gain alone.

Issues of financial viability must be submitted to the council using a recognised financial toolkit and this will be independently tested at full expense to the applicant, in accordance with the Council's Planning Obligations SPD.

I hope this information is useful. Please contact me if I can be of any further assistance.

Regards

Debbie Ealand
Housing Supply Officer