

**From:** Salisbury, Julie  
**Sent:** Fri, 1 Nov 2019 10:09:07 +0000  
**To:** Mills, Penelope  
**Subject:** Planning Consultation - DC/19/1940/RM, Land Ne Haverhill, Wilsey Road, Little Wrattling - PM

Good Afternoon Penny

The application accords with the required 23% affordable housing in line with the S106 requirements. However, I have a number of concerns with the affordable housing mix, clustering, and sizes.

Three phases has been submitted within this reserve matters application, Parcels A1, A2, and A8. Parcel A1 is exclusively large detached properties with no affordable housing. The Council has previously advised that in line with the SPD, the affordable housing should be provided in tandem with the provision of the market housing. The integration of affordable homes within market housing developments works towards social inclusion and against segregation, in accordance with government aims for balanced, mixed and sustainable communities.

Parcel A2 is predominately large detached houses, providing the affordable dwellings as large blocks of apartments and terrace houses. The Council's SPD states "Affordable housing units provided within a new residential development should be of a similar size and quality to open market housing and should be visually indistinguishable as far as practicable".

I note within phases A2 and A8 there are large clusters of affordable dwellings which exceeds the recommended 15 affordable dwellings clustering restriction. I accept that these phases contain a mixture of apartments and houses and therefore will make an allowance where apartments and houses are designed together, a maximum of 20 affordable dwellings in one cluster will be acceptable.

The affordable housing mix does not meet the previously advised preferred mix based on evidence of need for Haverhill. I acknowledge that the S106 does not specifically require the submission of an affordable housing framework, but as I have previously advised two bedroom apartments above ground floor do not meet the housing need for Haverhill and we do not require the number of two bedroom flats being proposed. I am concerned that the only apartments being proposed on the development are for the affordable homes and will therefore be visually distinguishable against the predominately large three and four bedroom detached houses proposed for market sale.

The Council has endorsed a technical advice note regarding space standards. A number of the affordable dwelling sizes fall short of the required floor space.

To meet the identified needs of the housing register the Council will require homes to be built to accommodate as a minimum:

- 1 bed (minimum 2 person) dwelling
- 2 bed (minimum 4 person) dwelling
- 3 bed (minimum 5 person) dwelling
- 4 bed (minimum 6 person) dwelling
- 5 bed (minimum 7 person) dwelling

It is our preference that the bedroom sizes needed as above accord with the NDSS. It is my understanding that RPs will only take units which are a minimum of 10% below NDSS standards as this is a recommendation by Homes England as part of their Funding Programme.

Should you require any further information please do not hesitate to contact me.

Kind Regards  
Julie

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