

TH

Morris, Dianne

From: Thurogood, Terence
Sent: 15 February 2007 09:28
To: Morris, Dianne
Subject: FW: DC/1224/06/HEN - Ladysmith Road (Capricorn Homes)

Dianne,
Can you enter this as a consultee reply and pass to scanning
Thanks,
Terry

-----Original Message-----

From: England, Samantha
Sent: 14 February 2007 11:34
To: Thurogood, Terence
Subject: DC/1224/06/HEN - Ladysmith Road (Capricorn Homes)

Terry,

I wish to make the following comments relating to planning application for 177 dwellings on the former Birds Eye site in Ladysmith Road:

1. As the site exceeds the current threshold of 25 units/1 hectare, affordable housing is required at a contribution of 20%. This will equate to 35 dwellings.

2. The Council's Housing Needs and Market Assessment has identified the size and tenure of affordable units required - a matrix has already been forwarded to the developer. This would translate to this development as follows:

	Rented (75%)		Shared Ownership (25%)		Total Units
2 Bed	60%	18	55%	5	21
3 Bed	30%	8	40%	3	11
4 Bed	10%	2	5%	1	3
Total		26		9	35

We would discuss with the developer the most appropriate way of achieving a mix of units across the site.

3. Any affordable housing should comply with Housing Corporation Scheme Development Standards and should not visually or operationally distinguishable from the market housing in terms of build quality or materials.

Sam.

Samantha England
Lead Officer Enabling & Partnership
North East Lincolnshire Council
Community Care Directorate
Strategic Housing and Safer Communities
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