

Consultee Comment for planning application P/OUT/2023/01166

Application Number	<input type="text" value="P/OUT/2023/01166"/>
Location	<input type="text" value="Land To The South Of Ringwood Road Alderholt"/>
Proposal	<input type="text" value="Mixed use development of up to 1,700 dwellings including affordable housing and care provision; 10,000sqm of employment space in the form of a business park; village centre with associated retail, commercial, community and health faculties; open space including the provision of suitable alternative natural green space (SANG); biodiversity enhancements; solar array, and new roads, access arrangements and associated infrastructure (Outline Application with all matters reserved apart from access off Hillbury Road)"/>
Case Officer	<input type="text" value="Ursula Fay"/>
Organisation	<input type="text" value="DC - Housing Enabling Team"/>
Name	<input type="text" value="DC - Housing Enabling Team"/>
Address	<input type="text" value="Internal"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value=""/>
Comments	<input type="text" value="See attached"/>
Received Date	<input type="text" value="19/04/2023 12:33:05"/>
Attachments	The following files have been uploaded: Alderholt meadows.pdf

Ref:	P/OUT/2023/01166	Applicant:	Dudsbury Homes (Southern) Ltd
Area:	EASTERN	Case Officer:	Ursula Fay
Site:	Land to the South of Ringwood Road, Alderholt		
Description:	Mixed use development of up to 1,700 dwellings including affordable housing and care provision; 10,000sqm of employment space in the form of a business park; village centre with associated retail, commercial, community and health facilities; open space including the provision of suitable alternative natural green space (SANG); biodiversity enhancements; solar array, and new roads, access arrangements and associated infrastructure (Outline Application with all matters reserved apart from access off Hillbury Road)		
Consultee:	Chris McDermott		
Date:	19 April 2023		
Housing Need:			
There is a high level of housing need which is reflected by over 4400 households on housing register. With over an additional 2000 that have submitted applications and are awaiting eligibility checks.			
Planning Policy:			
<p>Christchurch and East Dorset Local Plan Part 1 Core Strategy 2013-2028 (2014) Housing and Affordable Housing Supplementary Planning Document – December 2018 National Planning Policy Framework.</p> <p>Policy LN3 East Dorset Planning Policy requires that 50% of homes on greenfield sites should be affordable. For such a case to be considered on viability grounds, development proposals must be supported by robust, detailed and clear financial evidence, capable of withstanding rigorous independent professional examination.</p> <p>Developments must be designed to mix and integrate affordable and market housing, meaning that affordable homes will be appropriately clustered in dispersed small groups; that external design will be ‘tenure blind’ – making it impossible to distinguish between tenures – and unless explicitly agreed to the contrary, the proportionate mix of houses and flats will be similar for both market and affordable housing.</p>			
Application:			
This application is for the development of 1,700 units of accommodation with 595 being affordable housing.			

Summary:

This application is not policy compliant and should deliver 50% affordable housing as per policy LN3. A viability statement has been provided but the detail needs it to be verified by an independent professional.

After the provision of First Homes the remainder affordable housing is split 30% intermediate housing with the remainder being affordable rented or social rented in accordance with policy LN3.

The notional housing mix for the affordable rented housing that is suggested is not acceptable with 150 one-bedroom properties and 64% of the affordable rented housing being flats these amounts are too high and need to be reviewed.