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| <b>Formal response of:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Strategic Housing Officer |
| <b>Application ref. DMPA/2019/1097</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                           |
| <b>Outline application (all matters reserved except for access in part) for up to 1,850 dwellings, a two-form-entry primary school, a local centre (including community hall, retail &amp; other local services &amp; facilities), public house, drive-through restaurant, petrol filling station, strategic highway infrastructure (including new junction with the A50), along with associated road links, public open space including children's play provision, surface water drainage infrastructure, landscaping, earthworks, ancillary supporting infrastructure and the demolition of buildings associated with Ashlea Farm at Infinity Garden Village, Land South of Wragley Way (and around Stenson Road, Arleston Lane and Deep Dale Lane), Stenson Fields, Derby</b> |                           |

**Recommendation:**

- ☐ No objection
- ☐ No objection subject to [conditions](#)
- ☒ No objection subject to conditions and/or a [planning obligation](#)
- ☐ Objection

**Reasons for recommendation:****Requested conditions (if relevant):**

- Policy requirement is for a 30% affordable housing provision on-site (rounded up or down); this equates to 555 affordable homes based on the current application, of which:
  - 20% of the homes (111) should be C3 age designated housing with care for older people.
    - 80% of these homes (89) should be provided in the form of two bedroomed wheelchair adapted extra-care apartments, with a variety of communal spaces and facilities to include on-site care and communal activity space, resident shop and restaurant.
    - This development should incorporate HAPPI design principles and dementia design best practice.
    - The required tenure mix of the extra-care housing should be in line with policy, 75% of the affordable homes should be for rent and 25% of the homes for shared ownership
    - 20% of these homes (22) should be M4(3) 2 bedroomed wheelchair adapted bungalows with level access showers for rent should surround the development and form a core and cluster.
  - The remaining general needs affordable housing should meet the Nationally Prescribed Space Standards; outlined in Annex Two of the Affordable Housing SPD. Two bedroomed houses should be built to house four people, three bedroomed houses to house five people and four bedroomed houses to house six people to enable maximum occupancy with the following mix:
    - 25% - one bedroomed house (111)
    - 30% - two bedroomed house (133)
    - 5% - two bedroomed M4(3) wheelchair adapted bungalows (22)
    - 25% - three bedroomed house (111)
    - 8% - four bedroomed house (36)
    - 5% - four bedroomed M4(3) wheelchair adapted bungalow (22)
    - 2% - five bedroomed house (9)
  - There is a requirement that the amount of properties in the above breakdown adds up to the required 30% (rounded up or down) following application of the breakdown of property sizes.
  - The required split across the general needs housing should be 75% for rent and 25% for shared ownership.
- The developer should be mindful of the Council's adopted Affordable Housing SPD in terms of the expected size and clustering of the affordable homes.
  - Clustering of no more than 10 homes (regardless of affordable tenure)
  - Affordable housing should be distributed across the whole site.
  - A cluster includes housing which is contiguous; including adjacent gardens and those properties immediately opposite each other divided by a road or car parking.
  - Includes any affordable homes proposed in adjacent phases, regardless as to who the developer is.
- The above property type, mix and split should be included within the S106, along with the definition of clustering
- A cascade should be included within the S106 to allow for commuted sums on

future phases as and when required to best reflect housing need.

- A cascade should be included within the S106 to allow the homes to be converted to shared ownership should the RP be unable to let them should be included.
- Reference within the S106 to a not for profit RP or the Council under the affordable housing provider definition.
- Standardised Mortgagee in Possession Clause included in the S106:

“The [affordable housing provisions] in this Agreement ***[DN: cross-referencing the specific provisions would be preferable]*** shall not be binding on a mortgagee or chargee (or any receiver (including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a **Receiver**)) of the whole or any part of the [affordable dwellings] or any persons or bodies deriving title through such mortgagee or chargee or Receiver PROVIDED THAT:

such mortgagee or chargee or Receiver shall first give written notice to the Council of its intention to dispose of the [affordable dwellings] and shall have used reasonable endeavours over a period of three months from the date of the written notice to complete a disposal of the [affordable dwellings] to another registered provider or to the Council for a consideration not less than the amount due and outstanding under the terms of the relevant security documentation including all accrued principal monies, interest and costs and expenses; and

if such disposal has not completed within the three month period, the mortgagee, chargee or Receiver shall be entitled to dispose of the [affordable dwellings] free from the [affordable housing provisions] in this Agreement which provisions shall determine absolutely”

- An Affordable Housing Statement and Affordable Housing Scheme detailing the location and gross internal floor space (m2) of the affordable homes, tenure mix and property type and floorplans for the affordable homes should be submitted and approved in writing by the Council prior to commencement. If this is not provided at Outline, reference to this requirement within the S106.
- The ability to check the S106 Agreement prior to approval and signing.

**Reason(s) for any requested conditions being pre-commencement conditions:**

**Recommended advisories (if relevant, including how to overcome any objection):**

- To ensure the on-site provision meets identified housing need.
- To minimise the need for a Deed of Variation.

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| <b>Date of response:</b>     | 28/10/2019    |
| <b>Contact name/details:</b> | Lucy Mitchell |