

Your ref 18/00840/OUTMEI
Our ref 18/00840/OUTMEI
Ask for Gemma Hill
Email Gemma.hill@lichfielddc.gov.uk



District Council House, Frog Lane
Lichfield, Staffordshire WS13 6YU

Alex Matthews
Case Officer – Planning

Direct Line 01543 308706
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11/04/2022

Dear Alex,

Re: Application 18/00840/OUTMEI

Thank you for inviting our comments on the above outline application for up to 210 dwellings, public open space, landscaping, sustainable urban drainage, access, and associated infrastructure. (All matters reserved except access)

I understand the scheme will be a mixture of outright sale, shared ownership units and social rented properties. The affordable housing delivery proposed is for 54 units to rent and 30 units on an intermediate basis. Policy H2 of the Local Plan Strategy uses a dynamic model to calculate the viable level of affordable housing in the prevailing economic conditions which currently stands at 40% (AMR 2021). I note the applicant is proposing 40% affordable housing on site, with a tenure split of 65% social rent and 35% intermediate in accordance with Policy H2. This level of provision and tenure split is supported.

It is proposed that of the above 210 homes, 84 homes will be affordable housing, broken down as follows:

Size & Type	No of Homes for Affordable Rent	Percentage of Homes for Affordable Rent	No of Intermediate Homes	Percentage of Intermediate Homes
1 bed Maisonette	4	7%	-	0%
2 bed House	24	44%	21	70%
3 bed House	23	43%	9	30%
4 bed House	3	6%	-	0%

Local Plan Strategy Policy H1 sets out the need for properties within the District and seeks the following dwelling mix:



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- 5% one bed dwellings
- 42% two bed dwellings
- 41% three bed dwellings
- 12% four plus dwellings

The breakdown in dwellings expected in line with policy H1 is as follows:

Size	Allocation	Indicative Number (based on this application of 210 units)
1bed	5%	11
2bed	41%	86
3bed	42%	88
4+ bed	12%	25

The property split on the application does not comply with policy H1, there is a shortfall on the amount of 2 and 3 bedroom properties, however the increased amount of 4 bed roomed properties is favourable given the need for larger homes across the district. There are 24 families in temporary accommodation at present looking for larger permanent accommodation. We are also aware that our approved registered providers are keen on sites with larger properties.

The mix of property size and type of the affordable homes should reflect that of the overall site and should be spread across the whole development as identified within your proposals. Clusters of affordable housing should be avoided where possible.

We have interrogated the LDC housing register to provide demand data for this site, the breakdown of bedroom size need is as follows:

Size	Number of Applicants
1 Bed	157
2 Bed	72
3 Bed	89
4+ Bed	52
Total	370

These figures are static and are not reflective of the interest in this exact area but are for Lichfield as a district. This development is on the border of Tamworth, caution should be applied as there are separate strategic sites in this area and this site would provide surplus housing delivery for that area.

The Lichfield District Homes bid data for the area supports that there is demand for the size of properties.



To conclude, whilst delivery of affordable housing is generally supported, this site is surplus to other strategic sites and may exceed the need of the area. Should you have any further enquiries please do not hesitate to contact me.

Yours sincerely,

Gemma Hill

Housing and Wellbeing Strategy Officer



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