

MEMORANDUM

To : Mr A Banks, Planning Services, Blueschool House - H31
From : Mrs T Wood, Housing Partnerships, Nelson Building – H26
Tel : 01432 261975 My Ref : 085584
Date : 22nd April 2015 Your Ref : P150884/O

SITE: Land to the South of Leadon Way, Ledbury, Herefordshire,
APPLICATION TYPE: Outline
DESCRIPTION: Proposed outline planning permission for the erection of up to 321 residential dwellings (including up to 35% affordable housing), structural planting and landscaping, informal public open space, children's play area, surface water attenuation, vehicular access point from Leadon Way and associated ancillary works. All matters reserved with the exception of the main site access. Resubmission of planning application P143116/O
GRID REFERENCE: OS 370718, 236535
APPLICANT: Mr Jason Lewis
WEBSITE: www.herefordshire.gov.uk/searchplanningapplications

I refer to the above planning application and would advise that I am not in support of this application in its current form. Whilst the application meets the requirement to provide 35% affordable housing, the tenure mix does not reflect the need in the Ledbury Area.

The applicant states in the affordable housing statement that the Government policy expresses a clear preference for Affordable Rent.

When considering affordable housing on sites that come forward, I use housing need data derived from the Local Housing Market Assessment (LHMA)– 2012 update. This document was prepared to provide an evidence base for our policies regarding the need and demand of both open market and affordable housing within Herefordshire and has been undertaken in accordance with Government Guidance.

The NPPF states that local planning authorities should deliver a wide choice of high quality homes in particular locations, reflecting local demand.

The above site is situated within the Ledbury HMA and needs data from the LHMA calculates the split as 55% social rented, 18% affordable rented and 27% intermediate tenure. This is the reason why I do not support the proposed tenure mix of 55% affordable rent and 45% intermediate. I am however prepared to support an application on 55% social rent, 18% affordable rent and 27% intermediate. This I believe would meet the Governments position to provide affordable homes reflecting local demand, with a mix of tenures.

NAME:Tina Wood.....

JOB TITLE: ...Commissioning Officer (Development).....

DATE RETURNED:.....22nd April 2015