

Inspectors' Matters, Issues and Questions for Examination

Matter 2 – Objectively Assessed Need, the Housing Requirement and Affordable Housing

This response has been prepared by WYG on behalf of the Church Commissioners for England who have significant land interests in Central Lincolnshire including the Lincoln North East Quadrant (NEQ), and land at the South East Quadrant (SEQ) and South West Quadrant (SWQ).

Issue 2d – Affordable Housing

Q27. Why is the requirement lower for the Sustainable Urban Extensions (SUEs) (20% in Lincoln and 15% elsewhere), than for other sites in the Lincoln Strategy Area (25%) and elsewhere (20%)? Is this justified?

We consider that the lower affordable housing requirement for the SUEs is justified. The SUEs have significantly higher costs which is recognised in the Central Lincolnshire Local Plan and CIL Viability Study (April 2016) produced by Peter Brett Associates. The SUEs have higher site specific costs such as primary education, health and community infrastructure and larger site opening costs. Policy LP28 also requires the SUEs to set aside an area of land which is suitable for the provision of gypsy and traveller pitches (to be provided at nil cost).

These higher costs should therefore be reflected in the both the affordable housing requirements and the proposed Community Infrastructure Levy (CIL) charges to ensure that development is viable and therefore deliverable. We therefore consider that Policy LP11 which seeks 20% affordable housing for the Lincoln Strategy Area SUEs and 15% affordable housing for the other SUEs is appropriate.