

Hi Erica,

- The level of affordable housing proposed (20%) complies with the Local Plan as it is previously developed site.
- We would discourage clustering of the affordable units throughout the site to promote a sustainable community.
- There would be a preference for a focus on 1 and 2 beds as this is the indicated need in the HEDNA and our waiting list
- The affordable allocation would be 84% Social Rent and 16% Intermediate for it to adhere to the Local Plan however due the site being in a rural area, there is a significant lack of demand for social rent in the area.
- There should be sufficient parking throughout the site (at least 1 space per dwelling)
- The rented properties need to be capable of being let at the full occupancy rate, so a 2 bed property should be for 4 persons, a 3 bed for 5 persons
- It would be high risk for the affordable housing not to be in compliance with the technical Housing Standards (Nationally described space standard). Through our regular engagement with them, we are aware that many RPs will not look to invest in schemes whereby the affordable housing does not meet this standard. Therefore if the affordable is to be deliverable, compliance with this is something that we would require early assurance on.
- At present, we would welcome houses as the recent pandemic has highlighted the value of outdoor private place for well-being purposes
- The pandemic has also illustrated the various challenges in safely managing communal and shared spaces in flats.

Regards,

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