

**From:** Claire Shearing  
**Sent:** 10 August 2020 13:31  
**To:** Planning Comments  
**Subject:** FW: 19/05000/HYB - Fort Halstead

Hi, please could this email be added as the consultation response from SDC Housing Policy on Fort Halstead 19/05000/HYB and made public

Many thanks, Claire

-----Original Message-----

From: Liz Crockford <Liz.Crockford@sevenoaks.gov.uk>  
Sent: 21 July 2020 10:29  
To: Claire Shearing <Claire.Shearing@sevenoaks.gov.uk>  
Cc: Gavin Missons <Gavin.Missons@sevenoaks.gov.uk>; Naiomi Sargant <Naiomi.Sargant@sevenoaks.gov.uk>  
Subject: 19/05000/HYB - Fort Halstead

Dear Claire,

Thank you for the opportunity to comment on the revised proposals. Housing Policy would respond as follows:

It is noted the revision will reduce the number of homes to 635 (from 750).

The applicants have submitted a viability assessment which claims to demonstrate that a Core Strategy Policy SP3 compliant level of affordable housing (40%) is not possible. The applicant is suggesting two options for affordable housing provision (Scenarios 1 and 2).

We understand the District Council will commission its own assessment to examine viability.

Subject to the applicant's viability assessment being verified, Housing Policy would advocate affordable housing provision as per Scenario 1. This would provide 17% affordable housing (108 homes) providing a Core Strategy Policy SP3 compliant split of 65% of homes for Affordable Rent (70 homes) and 35% for Shared Ownership (38 homes). This preference is advocated as Scenario 1 best meets the housing needs identified by the Sevenoaks District Housing Register and is Core Strategy compliant in terms of tenure split.

As per previous comments, the affordable housing should be secured through the District Council's template S106 agreement (modified for this development, as appropriate) and delivered by a preferred Provider partner. Homes for Affordable Rent should attract rents of up to 80% of Open Market Value or the relevant Local Housing Allowance, whichever is the lower figure. This will ensure homes are affordable to those in receipt of housing benefit/universal credit.

As per the Local Plan Submission Version 2019, it is expected all homes, irrespective of tenure, will meet the Nationally Described Space Standards. We would look for all affordable housing to comply with Part M4 (2) of the Building Regulations. We would look for an agreed level of homes for Affordable Rent to comply with Part M4(3) of the Building Regulations.

Happy to discuss if you need anything else from me. Please let me know when these comments are uploaded so that I can inform the Ward Councillors.

Kind regards.

Liz Crockford

Housing Enabling Officer  
Housing Policy Team – People & Places

(part time – Mondays, Tuesdays and Wednesdays only)

01732 227482

Sevenoaks District Council  
Council Offices  
Argyle Road  
Sevenoaks  
Kent  
TN13 1GN

[liz.crockford@sevenoaks.gov.uk](mailto:liz.crockford@sevenoaks.gov.uk)

[www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk)

-----Original Message-----

From: DCNorth@sevenoaks.gov.uk <DCNorth@sevenoaks.gov.uk>

Sent: 06 July 2020 14:51

To: Housing Policy <housing.policy@sevenoaks.gov.uk>

Subject: Amended Planning Application Consultation - 19/05000/HYB

Please find attached details of an amended planning application consultation request for an application in Halstead-DuntonGreen-Chevening-BadgersMt.