**AVA/2025/0668** **20th January 2026**

Consultee Type: Sandra Howell- Housing Comments
Our Ref: AVA/2025/0668

**Proposal:**
Outline planning for development of up to 49 dwellings including affordable housing, enhanced public right of way, equipped play area, public amenity space and habitat creation.

**Development Type:**
Major Dwellings 10 or more

**Location:**
Land at Moor Lane, Kirk Langley

Recent Council policy stipulated a requirement for 30% of the total number of properties to be affordable and National Policy required 10% of the total number of properties to be for 'affordable home ownership'. National policy also required that 25% of all the affordable properties should be 'First Homes'. However, there have been significant changes to the National Planning Policy Framework and weight can now be given to the emerging Local Plan. The NPPF requirement or 10% of units to be for 'affordable home ownership' has been removed from the 2024 version of the NPPF and the expectation now is that the mix of affordable housing required meets identified local needs across social rent and other affordable rent and affordable home ownership tenures. The 10% has gone but there is still a requirement for a mix to meet identified needs. Additionally, there is no requirement for First Homes units as per the NPPF December 2024

This development is located within the Higher Value Zone within the emerging Local Plan and as such there is a requirement for 40% of units to be delivered as affordable homes. This indicates a requirement for 19.6 affordable units. 19 to be delivered on site and 0.6 as an off -site contribution. The application details a split of 11 social / affordable rent homes and 8 affordable home-ownership properties.

At this outline stage there are no details provided regarding size and types of housing to be delivered on the site. It's important to note that In the Amber Valley area we have need for affordable homes of all sizes and would welcome a mix of 1, 2, 3 and 4 bedroom homes including bungalows with level access facilities.

Sandra Howell 20th January 2026