Consultee Type: Sandra Kenny - Housing Comments
Our Ref: AVA/2022/0141

Proposal:
Outline application with all matters reserved for residential development for over 55's for 240 residential units (C2) with associated ancillary commercial and support units / uses to include Restaurant, Café, Convenience Store, Beauty Salon, Building site management facilities, Care operations facilities, Surgery and Clubhouse (this is not in accordance with the Development Plan)

Development Type:
Major Dwellings 10 or more

Location:
Land Adjacent To Alfreton Golf Club Wingfield Road Alfreton Derbyshire

The new Local Plan sets out different defined Housing Value Zones within the borough and this development sits within the Higher Value Zone. This zone sets out a requirement for 40% affordable housing to be delivered on developments of ten or more dwellings.

For this development of 240 residential units there is a requirement for 96 of the units to be delivered as affordable housing. The 96 units should be delivered as a mix of social / affordable rent and shared ownership homes.

Breakdown

240 units x 40% = 96 total affordable units

240 units x 10% = 24 units for affordable home ownership (shared ownership)

96 – 24 = 72 units for social / affordable rent

Updated comments based on new Local Plan requirements.

Sandra Howell 24.07.2026