

MEMORANDUM

To: Peter Bull
Projects Officer
(Major Sites)

From: Debbie Ealand
Housing Supply Officer
Ext: 4526

Your Ref: 26/00013/S106A

Date: 29 January 2026

S106A Planning Obligations: Modification to S106 associated with 21/00504/OP to modify Paragraph 1.3 of Part 1 of Schedule 2 to change the mix of affordable housing units.

Land to the east of Talbot Way, Kristiansand Way and Flint Road Allotments, Letchworth Garden City, Hertfordshire.

Case Ref No: 26/00013/S106A

Dear Peter,

Thank you for your memo of 13th January 2026 in respect of a proposed change to the affordable housing mix detailed in the S106 Agreement in respect of the approved outline application 21/00504/OP.

Based on the provision of 120 dwellings overall the affordable housing requirement is 40% which equates to 48 units: 31 rented units and 17 other affordable housing units, to meet housing need.

The S106 Agreement requires the 31 rented units to be:
For Affordable Rent:

6 x 1 bed flats
4 x 2 bed flats
8 x 2 bed houses
11 x 3 bed houses

For Social Rent:
2 x 4 bed houses.

The S106 Agreement requires the 17 shared ownership units to be:

2 x 1 bed flats
4 x 2 bed houses
9 x 3 bed houses including one to M4(3) wheelchair adapted standard.
2 x 4 bed houses

Evidence from the housing register suggests the number of three bed houses recommended in the 2023 Strategic Housing Market Assessment (SHMA) is greater than required and there is greater demand for two bedroom family homes

and a need for larger family homes. In addition, there is a growing need for larger (3 and 4 bed) M4(3) wheelchair adapted homes, for rent, which we will seek to deliver through the requirements of Policy HS5: Accessible and adaptable housing.

The Council's solicitor has confirmed that the reserved matters application cannot deal with amendment of legal obligation and a deed of variation to the S106 would be required for any amendments to the affordable housing mix, subject to the Council's agreement.

The applicants' proposals for amendment to the affordable housing mix and the S106 Agreement are:

For Affordable Rent:

7 x 1 bed flats including two to M4(3) wheelchair adapted standard.
8 x 2 bed flats
8 x 2 bed houses
6 x 3 bed houses

For Social Rent:

2 x 4 bed houses

For Shared Ownership:

5 x 1 bed flats including 2 x M4(3) wheelchair adapted standard.
3 x 2 bed houses
9 x 3 bed houses

As previously advised any flats for shared ownership sale would need to be separate from the rented flats as registered providers (RPs) are not keen on mixed tenure blocks of flats.

Any M4(3) wheelchair adapted homes should be rented tenure in accordance with 8.35 of the Local Plan - The highest M4(3) standard should only be applied to homes where the District Council will be responsible for allocating or nominating a person to live in that dwelling.

It was recently noted that RPs are also not keen on shared ownership homes built to M4(3) wheelchair adapted standards.

To meet the requirements of Policy HS5: Accessible and adaptable housing b) on schemes where 10 or more affordable units will be delivered, 10% of these can additionally be built to the M4(3) wheelchair user standard one of the 3 bed houses for rent should meet the M4(3) standard in addition to the 2 x 1 bed rented flats.

For clarity, the revised following mix would be acceptable, assuming the provision of single tenure blocks of flats:

For Affordable Rent:

7 x 1 bed flats including two to M4(3) wheelchair adapted standard.

8 x 2 bed flats

8 x 2 bed houses

6 x 3 bed houses including one to M4(3) wheelchair adapted standard.

For Social Rent:

2 x 4 bed houses

For Shared Ownership:

5 x 1 bed flats

3 x 2 bed houses

9 x 3 bed houses

I hope this information assists you. Please contact me if you require any further information.

Regards

Debbie Ealand
Housing Supply Officer