

Online Comment

Application H01-0924-18
Location Land South: Moulton Chapel Road Cowbit Spalding
Proposal Development of 32 affordable dwellings

Name Angela Doherty
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Date Submitted 30-10-18
For/Against Comments

Should the development be permitted the current policy requires 1/3 of the development to be provided as affordable housing to meet district wide housing needs. However, given the direction of travel with the soon to be adopted emerging Local Plan, which requires 1/4 of the development to be provided as affordable housing based on viability evidence within the Whole Plan Viability study, Strategic Housing recommends that 1/4 (25%) of the development should be provided as affordable housing. For this development the applicant is proposing that the whole scheme will be delivered as affordable housing with a proportion for rent and the remainder as affordable home ownership.

The affordable housing should be delivered in accordance with the affordable housing as described in Annex 2 of the National Planning Policy Framework dated July 2018, or any Planning Policy Statement, Guidance Notes or Circulars which may amend, supplement or supersede this.

Strategic Housing has been in discussions with the applicant and fully supports the proposals to deliver all of the scheme as affordable housing. A Registered Provider is committed to acquiring the affordable homes with a proportion for rent to meet the needs from the Council's Housing Register. The remainder of the scheme will be delivered as affordable home ownership, either as Shared Ownership or Rent to Buy. Rent to Buy is an affordable product available to try and address the difficulties many households face with raising a deposit whilst also paying rent.

A proportion of the affordable home ownership products will also be available as bungalows. These can be available for households in need of bungalows attempting to access the home ownership market and can also meet the needs of existing home owners in need of bungalows that are attempting to downsize but do not have enough equity to purchase on the open market.

It would be preferable for the affordable housing to be secured through a s106 agreement. The s106 agreement should include an agreed affordable housing scheme detailing the tenure split, property types and sizes, plot numbers, internal floor areas, design standards and the phasing of the affordable housing units.

It would be preferable for the homes to be built to the 'National Space Standards'. As a minimum the affordable homes should be built to the former Housing Corporation Design and Quality standards which for this development would be at least:

1 beds 2 person 45sqm
2 beds 4 person 67sqm
3 bed 5 person 82sqm