

Online Comment

Application H03-0161-17
Location Home Farm Deeping St Nicholas Spalding PE11 3HA
Proposal Outline planning application with all matters reserved - Erection of up to 125 dwellings.

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Address Housing Strategy

Date Submitted 10-04-19
For/Against Comments

Should the development be permitted the current policy requires 25% of the development to be provided as affordable housing to meet district wide housing needs. However, the applicant has provided evidence to reduce the level of contributions that this development can provide. This has been independently tested and concludes that fully policy compliant contributions are not viable and provides a range of scenarios as to what is hypothetically viable. These options are as follows:

Option 1- With the full NHS, Education, open space and Village Hall contribution the scheme is only capable of delivering 2 affordable dwellings, a 1.6% contribution comprising of 2 rented properties.

Option 2- With half of the NHS and education contribution and the full open space and Village Hall the scheme is capable of delivering 9 affordable dwellings, a 7.2% contribution, comprising of 7 rented and 2 shared ownership dwellings.

Option 3- With no education and NHS contributions with the full open space and Village Hall the scheme is capable of delivering 16 affordable dwellings, a 12.8% contribution, comprising of 12 for rent and 4 for shared ownership.

Strategic Housing would prefer the option that maximises the affordable housing delivery. As all options are lower than the policy contribution levels in the South East Lincolnshire Local Plan, 2019, this is an Outline application that may take a number of years to deliver and the independent assessors views remain valid for 6 months the council may wish to consider applying an overage mechanism to retest the level of contributions that can viably be delivered at a later date.

The affordable housing should be delivered in accordance with the affordable housing as described in Annex 2 of the National Planning Policy Framework dated February 2019, or any Planning Policy Statement, Guidance Notes or Circulars which may amend, supplement or supersede this.

The affordable contribution should be provided with a tenure split of 70% in favour of Rented and 30% Intermediate housing for sale dwellings. To meet needs identified within the Strategic Housing Market Assessment (2014 & 2017 update) Strategic Housing would recommend that a mix of property types and sizes are provided for the affordable housing contribution, comprising of approximately 25% as one beds, 40% as two beds, 30% as three beds and 5% as four beds.

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, although I appreciate the detail may not be known at outline application stage.

It would be preferable for the homes to be built to the 'Nationally Described Space Standards'. Ideally the affordable housing should be spread proportionately across the scheme to enable a mixed and sustainable community.

The developer should also seek to secure a Registered Provider for the affordable dwellings at the earliest opportunity. The Strategic Housing Team can provide a list of RPs with stock in the local area should the developer require this. The RP should be prepared to enter into a Nominations Agreement with the Council to ensure that the rented homes are let to households from the Council's Housing Register.

The Strategic Housing Market Assessment also identifies a recommended mix for market housing to meet current and projected housing needs in the district. The recommendation is as follows: 1 bedrooms- 5%, 2 bedrooms- 35%, 3 bedrooms- 45% and 4 bedrooms- 15%. We would expect the market housing to broadly reflect this.