

Online Comment

Application	H04-0268-20
Location	Land to the West of Malting Lane Donington Spalding
Proposal	Residential Development of 40 dwellings - outline approval H04-0244-16

Name	Angela Doherty
Address	Housing Strategy

Date Submitted	09-03-21
For/Against	Comments

The applicant has submitted a tenure arrangement plan which proposes 29 Affordable Rented homes, comprising of 6 x 1 bed maisonettes, 10 x 2 bed houses, 4 x 2 bed bungalows, 7 x 3 bed houses and 2 x 4 bed houses & 11 Shared Ownership, comprising of 5 x 2 bed houses and 6 x 3 bed houses. This equates to a 73/27% tenure split in favour of Affordable Rent, which broadly accords with the 70/30 tenure split in the Affordable Policy, however on all affordable led schemes it is recognised that the tenure split is often more balanced to support a diversification of tenures to create mixed and sustainable communities.

Viewing this application alongside the adjacent undetermined application H04-1029-20 the whole site of 72 homes proposes to deliver 53 for Rent and 19 for Shared Ownership, which equates to a 74/26 split in favour of Affordable Rent. In order to create more of a balanced split the applicant has advised Strategic Housing Officers that they would be able to revisit the tenure split on that application rather than the scheme for 40 dwellings. Overall it would be suggested that both schemes together should deliver approximately a 50/50 split between rented dwellings and affordable home ownership, including shared ownership and potentially some Rent to Buy.

It is not clear from the plans what internal sizes the affordable homes are, ideally these should be built to the nationally described space standards, although this is not a requirement in policy. Can we clarify with the applicant what sizes they propose and whether any of these will be built to M42 and M43 standards?

The 2 bed bungalows proposed will potentially assist in meeting the needs of the districts ageing population, however it would be recommended that these form part of the Shared Ownership rather than Affordable Rented mix.

It would be useful to understand if the homes are proposing any low carbon use or emissions initiatives, again encouraged in the Local Plan but not a policy requirement.

The Outline permission benefits from a S106 Agreement which is unlikely to include the Mortgagee Protection Provisions to satisfy the Registered Provider. Therefore, clarity should be sought on this matter with the applicant.

The Registered Provider should be willing to enter into a Nominations Agreement with the Council to secure a minimum of 100% of first lets and 75% of subsequent re-lets.