

## Online Comment

**Application** H04-0333-17  
**Location** Land off Town Dam Lane Donington Spalding  
**Proposal** Erection of 81 dwellings with associated garaging, roads and sewers

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**Name** Angela Doherty  
**Address** Housing Strategy

**Date Submitted** 28-04-17  
**For/Against** Comments

Depending on what stage the emerging Local Plan is at when this application is determined the council will require either 1/3 (current policy) or 1/4 (emerging policy) of the development to be provided as affordable housing to meet district wide housing needs, should the development be permitted. Affordable housing has the meaning as defined in Annex 2 of the National Planning Policy Framework 2012 or any amendment or supplemental guidance issued thereof.

The affordable contribution should be provided with a tenure split of 70% in favour of Affordable Rent and 30% Intermediate low cost home ownership 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 the following, which differs from what the applicant has proposed:

1/3 affordable provision equates to a contribution of 26.97. The developer could either provide 27 affordable dwellings based on the following mix: 19 for Affordable Rent (5 x 1 bed houses, 8 x 2 bed houses, 5 x 3 bed houses and 1 x 4 bed house) and 8 for Intermediate low cost home ownership (2 x 2 bed bungalows, 3 x 2 bed houses and 3 x 3 bed houses) or

26 affordable dwellings and a financial contribution for 0.97 of an affordable dwelling (calculation for determining this to be discussed should this be the preferred option) based on 18 for Affordable Rent (5 x 1 bed houses, 7 x 2 bed houses, 5 x 3 bed houses and 1 x 4 bed house) and 8 for Intermediate low cost home ownership (2 x 2 bed bungalows, 3 x 2 bed houses and 3 x 3 bed houses).

1/4 affordable contribution equates to 20 affordable dwellings based on the following mix: 14 for Affordable Rent (4 x 1 bed houses, 6 x 2 bed houses, 3 x 3 bed houses and 1 x 4 bed house) and 6 for Intermediate low cost home ownership (2 x 2 bed bungalows, 2 x 2 bed houses and 2 x 3 bed houses).

The developer offers 2 and 3 bedroom houses for the affordable contribution but the mixes suggested above including 1 and 4 bed houses and 2 bed bungalows would best meet needs identified within local housing evidence, including the Strategic Housing Market Assessment.

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. If it is likely the application will be received favourably, it would ideal for all parties to agree draft Heads of Terms for the s106 prior to a Planning decision, with the developer to agree to meet the costs associated with this.

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  
4 bed 6 person 95sqm.

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 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.