Online Comment

Application	H04-0508-19
Location	Land off: Towndam Lane Donington Spalding
Proposal	Erection of 150 dwellings with associated garaging, roads and sewers

---

Name	Angela Doherty
Address	Housing Strategy
Date Submitted	10-07-19
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. 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.

As per Policy 18: Affordable Housing of the Local Plan the affordable contribution should be provided with a tenure split of about 70% in favour of Rented and 30% Intermediate housing for sale dwellings.

In accordance with Policy 17: Providing a mix of housing and 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.

From reviewing the plans and supporting information it appears as though for the affordable housing contribution the developer only proposes to deliver 2 x 1 bed houses, with the remaining affordable as 2 and 3 bed houses. The preferred mix based on 150 dwellings would be for 37 affordable dwellings and an offsite contribution for 0.5 dwelling which equates to 25% of the scheme. Ideally this would comprise of 26 for rent (7 x 1 bed houses, 10 x 2 bed houses, 8 x 3 bed houses and 1 x 4 bed house) and 11 for Intermediate housing for sale such as Shared Ownership with a mix of 2 and 3 bed houses.

As per Policy 6: Developer Contributions of the Local Plan 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 'Nationally Described Space Standards'. Ideally the affordable housing should be spread proportionately across the scheme to enable a mixed and sustainable community. From reviewing the plans it appears as though the affordable has been split between three parcels of the site in clusters of 10, 13 and 15. Previous schemes have been guided to deliver the affordable in clusters of no more than eight dwellings.

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.