

## Online Comment

**Application** H05-0303-22  
**Location** 50 Fleet Road Fleet Spalding PE12 8LA  
**Proposal** Residential Development of 25 Dwellings (Phase 2) outline approval H05-0468-18 (with access via Phase 1 approved by virtue of planning permission H05-1183-16)

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

**Date Submitted** 05-04-22  
**For/Against** Comments

The Outline consent benefits from a s106 Agreement that secures a minimum of 25% of the total number of dwellings as affordable housing. The s106 Agreement also requires the applicant to submit an affordable housing scheme for approval detailing the tenure, mix, size and location of the affordable dwellings.

Within this Reserved Matters application the applicant has not submitted an affordable housing scheme, so I suggest this is requested. To meet needs and adhere to local and national policy the applicant should consider providing 6 affordable homes, comprising of 4 Rented (2 x 1 bed houses and 2 x 2 bed houses) and 2 Intermediate for Sale, preferably Shared Ownership, comprising of 1 x 2 bed house and 1 x 2 bed bungalow.

It would be preferable for the homes to be built to the 'Nationally Described Space Standards', with the dwellings at least: 1 bed 2 person 2 storey and 2 bed 4 person 2 storey and 4 person 1 storey. The plans indicate that none of the properties meet NDSS but they do at least meet 85% of these standards, which is often the minimum requirement for a Registered Provider seeking to acquire s106 affordable homes.

The policy also encourages homes that are capable of adaptation over time, so it would be useful to understand whether any meet M42 in Building Regulations standards. It would be encouraged for the affordable bungalow to be built to fully wheelchair accessible M43 standards.

It would also 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 applicant should seek to secure a Registered Provider (RP) 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 applicant require this. The applicant and 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.