

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)

Name Elaine Ferguson
Address Housing Strategy

Date Submitted 09-08-22
For/Against Comments

The Outline consent benefits from a S106 Agreement that secures a minimum of 25% of the total dwellings as affordable housing. This equates to 6 dwellings.

In April this year Housing Strategy offered comments and provided an affordable housing mix to meet housing needs and adhere to local and national policy, comprising 4 affordable rented homes 2 x 2 bed houses, 2 x 1 bed houses and 2 Intermediate Homes - Shared Ownership 1 x 2 bed house and 1 x 2 bed bungalow.

The applicant has provided an Accommodation Schedule indicating the provision of 6 affordable dwellings as set out below: -

4 Affordable Rented Homes

Plot 7 2 bed house

Plot 8 2 bed house

Plot 11 1 bed house

Plot 12 1 bed house

2 Intermediate Homes - Shared Ownership

Plot 9 2 bed bungalow

Plot 10 2 bed house

The above affordable housing mix concurs with the affordable housing mix requested on 5th April 2022.

It would be preferable for the homes to be built to the 'Nationally Described Space Standards' at 1 bed 2 person 2 storeys, 2 bed 4-person 2 storey and 3 bed 5 person 2 storeys, although this is encouraged but not a requirement of policy. I note from the sizes listed within the planning statement that none of the homes meet NDSS, but they do meet at least 85% of NDSS which is often a minimum requirement for Registered Providers (RPs).

Local policy also encourages homes that are capable of adaptation over time so it would be useful to understand if any of the homes are proposed to meet either M42 or M43 standards. It would also be useful to understand if the homes are proposing any net zero carbon initiatives, again encouraged but not a policy requirement.

We would be grateful for clarification of whether the shared ownership 2 bed bungalow is fully wheelchair accessible to meet M43 standards.

The applicant should also seek to secure a 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.