

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 28-10-22
For/Against Comments

Re H05-0303-22 Reserved Matters 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). 50 Fleet Road, Fleet, Holbeach, PE12 8LA

Amendment 4 - Revisions to Plans: Revision to Housing Mix & Revised Sections (5366/KP/22/006 Rev P4 & 5366/KP/22/010 Rev P2)

The Outline consent benefits from a S106 Agreement. The current application relates to Phase 2 of development at 50 Fleet Road, Fleet, Holbeach, 25 dwellings. The site is located adjacent to the Phase 1 of the development. Phase 1 included 55 Affordable Homes, 33 Affordable rented and 22 Intermediate - Shared Ownership homes.

The applicant proposes providing Phase 2 of the development as 100% affordable.

District wide and local housing need evidence indicates housing need for the area. Housing Strategy are keen to ensure large sites have a sustainable mix of tenures. The current mix of tenures on Phase 1 is 60% Affordable Rented and 40% Intermediate - home ownership.

Housing Strategy take the approach there should be development of tenure mix across the whole site that balances affordable rented and intermediate home ownership, ideally a 50/50 split of tenure type to include a diversity of property type offered: a greater balance within any future community. An Affordable Housing Mix for the whole site is set out below. Phase 1 previously approved and Phase 2 proposed.

Affordable Rented Homes

	1 bed house	2 bed house	3 bed house	4 bed house	2 bed bung	Total
Phase 1	8	21	2	2	0	33
Phase 2	4	0	3	0	0	7

Intermediate Home Ownership- Share Ownership

	1 bed house	2 bed house	3 bed house	4 bed house	2 bed bung	Total
Phase 1	0	0	16	0	6	22
Phase 2	0	18	0	0	0	18

The proposed housing mix for Phase 2 of 25 homes 7 rented 4 x 1 bed, 3 x 3 bed and 18 Intermediate home ownership shared ownership 18 x 2 bed homes would provide a 50%/50% split across the whole development site of Affordable Rented and Intermediate home ownership - Share Ownership. The applicant was made provided with the above housing mix.

The applicant proposes an affordable housing mix as indicated on drawing 5366/KP/22?010 Rev P2 Phase 2 - Alternative Proposed Site Plan - Amendment 4. 25 affordable dwellings, 7 Affordable rented, 18 Intermediate Home Ownership - Share Ownership as set out below.

7 Affordable Rented Homes

4 x 1 bed houses
3 x 3 bed houses

18 Intermediate Home Ownership - Shared Ownership

8 x 2 bed houses
10 x 3 bed houses

The applicant's affordable housing mix does not concur with the affordable housing mix previously provided by Housing Strategy. Whilst there is not a substantial supply of 3 bed shared ownership homes in the area. As regard the specific site there are already a substantial number of 3 bed shared ownership homes and in costly home buyer market 2 bed homes are preferable. We appreciate this is home purchase, the affordability of this tenure is a priority. Whilst there may be some flexibility between the numbers of 2 and 3 bed homes in the affordable home buying market, however there are already 16 across the development and a further 10 will take the number to 65% of the intermediate homes

offered. The South Holland Housing Needs Assessment information does not support this amount of 3 bed homes in preference to 2 bed homes.

We advise the applicant to contact Housing Strategy concerning the provision of the Intermediate Affordable Housing - Shared ownership homes.