

Online Comment

Application H05-0670-20
Location 50 Fleet Road Holbeach Spalding PE12 8LA
Proposal Residential Development - 55 dwellings including demolition of existing house - outline approval H05-1183-16

Name Angela Doherty
Address Housing Strategy

Date Submitted 16-09-20
For/Against Comments

The outline permission benefits from a s106 agreement to secure 33.3% of the development as affordable housing. Since this scheme was permitted the South East Lincolnshire Plan has been formally adopted which requires about 25% of the development to be provided as affordable housing to meet district wide housing needs.

The s106 agreement states that an affordable housing scheme should be submitted for approval prior to commencement. I would expect this to have been submitted as part of the reserved matters application. Can we request that the applicant clarifies the intended tenure mix for the 8 x 1 bed houses, 26 x 2 bed houses, 19 x 3 bed houses and 2 x 4 bed houses.

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.

Policy 18: Affordable Housing of the Local Plan recommends that a tenure split of 70% in favour of Rented and 30% Intermediate housing for sale dwellings will be sought, whilst appreciating that this may vary on a site by site basis due to factors such as viability or affordable housing need. Policy 17: Providing a Mix of Housing in the Local Plan encourages a mix of house types and sizes to meet a range of needs.

It would be preferable for the homes to be built to the 'Nationally Described Space Standards'. I

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.