

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 11-03-21
For/Against Comments

The Outline permission benefits from a planning consent to provide 1/3 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. Should this application be permitted it will exceed the affordable housing requirement by proposing to deliver all 55 dwellings as affordable housing.

The amendments submitted by the applicant states that 60% (33 homes) will be provided as Rented housing and 40% (22 homes) as Shared Ownership housing. These are recognised affordable housing tenures within the affordable housing definition as described in Annex 2

of the National Planning Policy Framework. 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 that this may vary on a site by site basis.

The applicant is proposing 8 x 1 bed houses, 21 x 2 bed houses, 2 x 3 bed houses and 2 x 4 bed houses for Affordable Rent and 6 x 2 bed bungalows and 16 x 3 bed houses for Shared Ownership. This mix has been developed following discussions with Strategic Housing Officers to assist with meeting the districts affordable housing needs. The mix of affordable tenures will assist in diversifying the housing offer contributing to creating balanced and sustainable communities.

The Rented homes will assist with meeting demand from the Council's Housing Register. In addition to the Housing Register information the Strategic Housing Market Assessment identifies a need for 282 affordable homes a year, 85% of which should be available for Social or Affordable Rent. The Registered Provider that acquire the site from the applicant should be prepared to enter into a Nominations Agreement with the Council to secure a minimum of 100% of first lets and 75% of subsequent re-lets.

The Shared Ownership homes will assist in allowing households a subsidised route to home ownership. The initial shares sold are likely to be available from 10% and the rented element should be set at no more than 2.75% of the remaining equity. The applicant has amended the plans to include a number of bungalows within the Shared Ownership mix at the request of Strategic Housing Officers, which will contribute to diversifying the housing offer available to the districts ageing population.

The proposed internal sizes of the homes, with the exception of the 4 bed houses, are less than the Nationally Described Space Standards, although they are still within the acceptable parameters for RPs and Homes England should grant funding be sought.

The 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 low carbon use or emissions initiatives, encouraged in the Local Plan but not a policy requirement.

The Outline permission benefits from a S106 Agreement which may not include the Mortgagee Protection Provisions to satisfy the Registered Provider. Therefore, clarity should be sought on this matter with the applicant.