

Online Comment

Application H07-0700-18
Location off Highstock Lane Gedney Hill Spalding PE12 0QG
Proposal Residential development

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For/Against Comments

Should the development be permitted the current policy requires 1/3 of the development to be provided as affordable housing to meet district wide housing needs. However, given the direction of travel with the soon to be adopted emerging Local Plan, which requires 1/4 of the development to be provided as affordable housing based on viability evidence within the Whole Plan Viability study, Strategic Housing recommends that 1/4 (25%) of the development should be provided as affordable housing. The affordable housing should be delivered in accordance with the affordable housing as described in Annex 2 of the National Planning Policy Framework dated July 2018, or any Planning Policy Statement, Guidance Notes or Circulars which may amend, supplement or supersede this.

For this development the affordable housing contribution would equate to four dwellings. The applicant is proposing delivering a higher proportion of the development as affordable housing than the emerging policy levels. Whilst the delivery of new affordable homes is of strategic importance there is no justifiable evidence to demonstrate a higher than policy need in this location and this should therefore carry no weight in the planning decision making process.

The affordable contribution should be provided with a tenure split of 70% in favour of Rented and 30% affordable home ownership dwellings. To meet needs identified within the Strategic Housing Market Assessment (2014 & 2017 update) Strategic Housing would recommend that the mix of property types and sizes for the affordable housing should differ from the mix the applicant is proposing. Rather than 1 bedroom bungalows and 3 bedroom houses as the affordable mix, the preference would be for 3 x 2 bedroom houses or bungalows for rent and 1 x 2 bedroom house or bungalow for affordable home ownership.

It would be preferable for the affordable housing to be secured through a s106 agreement. The s106 agreement should include an agreed affordable housing scheme detailing the tenure split, property types and sizes, plot numbers, internal floor areas, design standards and the phasing of the affordable housing units.

It would be preferable for the homes to be built to the 'National Space Standards'. As a minimum the affordable homes should be built to the former Housing Corporation Design and Quality standards which for this development would be at least:

2 beds 4 person 67sqm

Ideally the affordable housing should be spread proportionately across the scheme to enable a mixed and sustainable community.

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 Strategic Housing Market Assessment also identifies a recommended mix for market housing to meet current and projected housing needs in the district. The recommendation is as follows: 1 bedrooms- 5%, 2 bedrooms- 35%, 3 bedrooms- 45% and 4 bedrooms- 15%. We would expect the market housing to broadly reflect this.