

Online Comment

Application H08-0218-20
Location Site Adj. Silverdene Boston Road Gosberton PE11 4NR
Proposal Residential Development of 18 Dwellings - outline approval H08-0866-18

Name Angela Doherty
Address Housing Strategy

Date Submitted 17-06-20
For/Against Comments

The Outline permission, benefits from a s.106 agreement that secures 25% of the scheme as affordable housing. The s.106 agreement requires the developer to submit an Affordable Housing Scheme detailing how they will accord with the 25% requirement.

Detailed within the Affordable Housing submission for this application, the developer is proposing to deliver 5 affordable homes, with 3 x 2 bedroom houses for Affordable Rent and 2 x 2 bed houses for Intermediate Housing for Sale. The percentage of affordable housing proposed and the tenure split proposed broadly accords with Policies 18 of the South East Lincolnshire Local Plan. However, Policy 17 encourages a range of house types and sizes to meet a range of needs. To accord more closely with this Policy the developer should reconsider amending the Affordable Rented mix to deliver 2 x 1 bed houses and 1 x 2 bed house.

It is unclear the internal floor space of the affordable homes. As per the wording within the South East Lincolnshire Local Plan it would be preferable for the homes to be built to the 'Nationally Described Space Standards'. 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 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.