

Online Comment

Application	H08-0744-21
Location	25A High Street Gosberton Spalding PE11 4NW
Proposal	Residential development & associated works - outline approval H08-0678-16

Name	Angela Doherty
Address	Housing Strategy

Date Submitted	26-07-21
For/Against	Comments

The Outline consent benefits from a s106 Agreement that secures a minimum of 21.74% of the total number of dwellings as affordable housing, equating to 10 dwellings. The s106 Agreement also requires the applicant to submit an affordable housing scheme for approval detailing the tenure, mix, size and location of the affordable dwellings. I would expect the affordable housing scheme to be clearly set out as part of this application.

Within this Reserved Matters application the applicant states in Plan L-WOO-074-LP that plots 27-36 are proposed for the affordable housing, comprising 4 x 2 bed houses and 6 x 3 bed houses. This equates to 21.74% of the development, satisfying the s106 Agreement. For these 10 affordable dwellings the applicant has not distinguished the tenure split, however the s106 Agreement sets out that 60% will be for rented housing and 40% for intermediate.

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. To best meet housing needs the applicant should consider amending the plans to deliver 2 x 1 bedroom houses, 3 x 2 bedroom houses and 1 x 3 bedroom house as rented housing and 2 x 2 bedroom and 2 x 3 bedroom houses or bungalows as shared ownership.

It would be preferable for the homes to be built to the 'Nationally Described Space Standards', with the dwellings at least: 1 bed 2 person, 2 bed 4 person, 3 bed 5 person. I would ask that the applicant sets out in an affordable housing scheme the internal sizes of the affordable proposed. The policy also encourages homes that are capable of adaptation over time so it would be good to understand whether the applicant proposes to deliver any of these homes at M(42) or M(43) standards.

It would also be useful to understand if the homes are proposing any net zero carbon initiatives, again encouraged in the Local Plan but not a policy requirement.

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.