

Online Comment

Application H08-1256-21
Location Land off York Gardens Gosberton Spalding PE11 4HT
Proposal Proposed residential development of 92 - 1, 2, 3 and 4 bedroom dwellings with public open space, and access from York Gardens

Name Priscilla Aremu
Address Housing Strategy

Date Submitted 05-04-24
For/Against Comments

Thank you for consulting the Local housing Authority on this full planning application. Please see the comments below in relation to the affordable housing provision.

This application includes 23 affordable units for the development, constituting 25% of the total 92 dwellings, which meets the planning policy requirement for the district.

In relation to the size and tenure of the affordable housing units, the following units have been identified:

4 x 1 bed units, 8 x 2-bed units, 3 x 3 bed units and 1 x 4 bed XX person for affordable rent, 1 x 2 bed unit for shared ownership and 3 x 2 bed and 3 x 3 bed units for First Homes which would meet the identified need in terms of the number of bedrooms and tenure.

The location of the affordable properties proposed is shown on a plan and meets the clustering requirements and the properties appear to meet the minimum bedroom size requirements.

For information, Registered Providers require the properties to meet a minimum of 85% of National Design Space Standards. Typically, it is preferable for one-bedroom units to accommodate two persons, as this enhances their desirability.

If planning permission is granted the applicant should also seek to secure a Registered Provider for the affordable dwellings at the earliest opportunity. The Housing Strategy Team can provide a list of RPs with stock in the local area should the applicant require this.

We are always happy to discuss the requirements for affordable homes to assist developers and their agents with their applications.