Online Comment

Application	H08-1335-21
Location	Land off Spalding Road Gosberton Spalding PE11 4NP
Proposal	Residential Development - 28 dwellings. Outline Approval H08-1216-17

Name	Angela Doherty
Address	Housing Strategy
Date Submitted	17-01-22
For/Against	Comments

The Outline consent benefits from a s106 Agreement that secures a minimum of 25% of the total number of dwellings as affordable housing. 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.

Within this Reserved Matters application I cannot find what the applicant is proposing for the affordable housing scheme, therefore I request that this is sought from them. To meet needs and adhere to local and national policy the applicant should consider delivering 7 affordable homes, comprising of 5 x Rented (2 x 1 bed bungalows, 2 x 2 bed bungalows and 1 x 3 bed bungalow) and 2 x Shared Ownership (2 x 2 bed bungalows).

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 storey, 2 bed 4 person 2 storey and 3 bed 5 person 2 storey. The policy also encourages homes that are capable of adaptation over time, state whether meet M42/M43 standards. It would also be useful to understand if the homes are proposing any low carbon use or emissions initiatives, again encouraged in the Local Plan but not a policy requirement.

The applicant should seek to secure a Registered Provider (RP) 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 applicant require this. The applicant and 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.