

Online Comment

Application H09-0188-21
Location Land off Wignals Gate Holbeach Spalding
Proposal Residential Development comprising 36 dwellings and associated works.

Name Angela Doherty
Address Housing Strategy

Date Submitted 04-03-21
For/Against Comments

This application proposes to extend the scheme H09-0872-18 of 77 dwellings that is currently on site by a further 27 dwellings, and make amendments to 9 plots. The current permitted scheme is obligated to provide 19 affordable dwellings, 13 for rent and 6 for shared ownership, 4 of which have been completed to date. None of the proposed plot amendments relate to the affordable dwellings.

Should the development be permitted the current policy requires 25% of the development to be provided as affordable housing to meet district wide housing needs. The total number of dwellings would equate to 104 dwellings and so a further 7 affordable dwellings should be sought to meet this 25% minimum requirement.

The applicant has made no reference to providing affordable housing in this application and proposes a mix of 2 and 3 bed bungalows, 3 bed houses and 4 bed houses. The affordable contribution should be provided with a tenure split of 70% in favour of Rented and 30% Intermediate housing for sale dwellings, preferably Shared Ownership, equating to 5 for Rent and 2 for Shared Ownership. To meet needs identified within the SHMA Strategic Housing would recommend that for the 5 Rented dwellings, 2 x 1 bed houses, 2 x 2 bed houses and 1 x 3 bed houses and for the 2 Shared Ownership dwellings, 1 x 2 bed house and 1 x 2 bed bungalow are sought.

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 'Nationally Described Space Standards', with the dwellings at least: 1 bed 2 person, 2 bed 4 person, 3 bed 5 person, although this is not a requirement in policy. The policy also encourages homes that are capable of adaptation over time so it would be useful to understand if any of the homes are proposed to meet either M42 or 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.

Ideally the affordable housing should be indistinguishable from the market and situated so as 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.