

Online Comment

Application	H09-0326-17
Location	Land off Wignals Gate Holbeach Spalding
Proposal	Residential development

Name	Angela Doherty
Address	Housing Strategy

Date Submitted	26-04-17
For/Against	Comments

Depending on what stage the emerging Local Plan is at when this application is determined the council will require either 1/3 (current policy) or 1/4 (emerging policy) of the development to be provided as affordable housing to meet district wide housing needs. Affordable housing has the meaning as defined in Annex 2 of the National Planning Policy Framework 2012 or any amendment or supplemental guidance issued thereof.

The developer has included a mix of 1,2,3 and 4 bed houses and 3 bed bungalows. To meet needs identified within the Strategic Housing Market Assessment (2014 & 2017 update) Strategic Housing would recommend the following affordable mixes:

1/3 affordable- 23 for Affordable Rent (3 x 1 bedroom bungalows, 3 x 1 bedroom houses, 4 x 2 bedroom bungalows, 6 x 2 bedroom houses, 6 x 3 bedroom houses and 1 x 4 bedroom house) and 10 for Intermediate low cost home ownership (2 x 2 bedroom bungalows, 4 x 2 bedroom houses, 4 x 3 bedroom houses).

1/4 affordable- 18 for Affordable Rent (2 x 1 bedroom bungalow, 3 x 1 bedroom houses, 3 x 2 bedroom bungalows, 5 x 2 bedroom houses, 4 x 3 bedroom houses and 1 x 4 bedroom house) and 7 for Intermediate low cost home ownership (2 x 2 bedroom bungalows, 2 x 2 bedroom houses and 3 x 3 bedroom houses).

So, in addition to what the developer has proposed for this outline application we would like to see some 1 and 2 bedroom bungalows included within the full application plans, should the application reach that stage.

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, although I appreciate the detail may not be known at outline application stage.

It would be preferable for the homes to be built to the 'National Space Standards'. As a minimum the affordable homes should be built to the former Housing Corporation Design and Quality standards which for this development would be at least:

1 beds 2 person 45sqm
2 beds 4 person 67sqm
3 bed 5 person 82sqm
4 bed 6 person 95sqm.

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 Strategic Housing Market Assessment also identifies a recommended mix for market housing to meet current and projected housing needs in the district. The recommendation is as follows: 1 bedrooms- 5%, 2 bedrooms- 35%, 3 bedrooms- 45% and 4 bedrooms- 15%. We would expect the market housing to broadly reflect this.