

Online Comment

Application H09-0430-16
Location Land off Penny Hill Road Holbeach Spalding
Proposal Residential development of 44 dwellings

Name Angela Doherty
Address Housing Strategy

Date Submitted 21-06-16
For/Against Comments

It is disappointing to see that the affordable housing provision has decreased in this application from H09-0789-11.

If this application is permitted the council would like to see the maximum amount of affordable housing delivered 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 type and tenure of the affordable homes should be discussed and agreed with the Council. The council would prefer a higher proportion of intermediate units on the site than what is proposed, in the form of shared ownership, shared equity homes as two and three bedroom houses.

The proposals also include for the affordable rent units to all be one bedroom units, the council would prefer for there to be a mix of one and two bedroom units for rent.

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.

Ideally the affordable housing should be spread proportionately across the scheme to enable a mixed and sustainable community.