Online Comment

Application	H09-0434-21
Location	Land East of Chaffinch Way Holbeach Spalding
Proposal	Erection of 9 dwelling and associated garages

Name	Angela Doherty
Address	Housing Strategy
Date Submitted	18-05-21
For/Against	Comments

The site location for this application is included within the same location for the development of 36 dwellings at Balmoral Way, Holbeach H09-0288-15, H09-0706-19 & H09-0902-20. Therefore as per Policy 6: Developers Contribution the whole site should be considered for the purpose of determining whether the scheme meets the site and/or floorspace thresholds identified. This equates to a total site of 45 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 affordable housing should be delivered in accordance with the affordable housing as described in Annex 2 of the National Planning Policy Framework dated February 2019, or any Planning Policy Statement, Guidance Notes or Circulars which may amend, supplement or supersede this. The 25% contribution on a scheme of 45 dwellings equates to 11 dwellings, however as the Balmoral Way scheme provided 9 affordable dwellings, this application should provide the difference equating to 2 affordable dwellings.

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. On a scheme of 11 affordable dwellings this equates to 8 for rent and 3 for shared ownership. As the Balmoral Way scheme delivered 6 for rent and 3 shared ownership, this application should provide the 2 affordable dwellings as rented housing. To meet needs identified Strategic Housing would recommend that the 2 affordable dwellings are provided as 1 bedroom houses which do not currently feature on the applicants plans.

The Rented homes will assist with meeting demand from the Council's Housing Register with Holbeach the preferred location for a significant proportion of those registered. The applicant should be prepared to enter into a Nominations Agreement with the Council to secure these.

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, 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.