

Online Comment

Application H09-0562-17
Location Land off Northons Lane Holbeach Spalding
Proposal Erection of 35 dwellings and associated works - outline approval H09-0844-14

Name Angela Doherty
Address Housing Strategy

Date Submitted 27-06-17
For/Against Comments

Should the REM application be permitted the Council will require 23% of the development to be provided as affordable housing to meet district wide housing needs, as agreed at the Outline stage following the submission of viability evidence.

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 affordable contribution should be provided with a tenure split of 70% in favour of Affordable Rent and 30% Intermediate low cost home ownership dwellings. The developer is proposing 4 x 2 bed houses and 4 x 3 bed houses for the affordable mix, however Strategic Housing would prefer to see the following mix to best meet the districts needs:

For affordable rented housing 2 x 1 bed houses and 4 x 2 bed houses and for Intermediate 1 x 2 bed house and 1 x 3 bed house.

It would be preferable for the affordable housing scheme to be agreed which should include 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 '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.