Online Comment

Application	H09-0602-20
Location	Land north of Northons Lane and Oakwood Glade Holbeach
Proposal	Construction of 110, two, three and four bed 2 storey traditional residential homes with associated garages and access infrastructure.

Name	Angela Doherty
Address	Housing Strategy
Date Submitted	21-08-20
For/Against	Comments

Should the development be permitted the current policy requires about 25% of the development to be provided as affordable housing to meet district wide housing needs. For a development of 110 new homes this equates to 27.5. Clearly, 0.5 of a dwelling is not practical so using the 'about' in the policy wording 28 affordable dwellings would be sought unless the developer is able to demonstrate otherwise.

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. Within the Economic Benefits Report, the applicant states that they build a range of affordable homes for sale. I would question whether these products meet the affordable housing definition within the NPPF and would ask that the applicant clarifies this matter.

Policy 18: Affordable Housing of the Local Plan recommends that a tenure split of 70% in favour of Rented and 30% Intermediate housing for sale dwellings will be sought, whilst appreciating that this may vary on a site by site basis due to factors such as viability or affordable housing need. The applicant is currently proposing that all of the affordable housing will be provided as an affordable for sale product. As stated in the previous paragraph I would question whether this meets the affordable housing definition within the NPPF. Even if the applicant is able to demonstrate that it does and the Council concurs with this, the policy requirement is for about 70% to be provided for rent. The application at the moment does not accord with the affordable housing policy, and I would ask that the applicant amends their plans to provide at least 70% of the affordable housing scheme as rented housing, and the remaining 30% affordable contribution as Intermediate Housing for sale, preferably Shared Ownership.

Policy 17: Providing a Mix of Housing in the Local Plan encourages a mix of house types and sizes to meet a range of needs. The applicant currently proposes to build 2,3 and 4 bedroom houses across the scheme. For the affordable housing scheme, the preferred mix would be for 28 affordable, 20 for rent comprising of 5 x 1 bed houses, 8 x 2 bed houses, 5 x 3 bed houses and 2 x bed houses and 8 for Shared Ownership, comprising of 4 x 2 bed houses and 4 x 3 bed houses. The applicant should amend the plans to reflect this.

As per Policy 6: Developer Contributions of the Local Plan 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'. 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 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.