Online Comment

Application	H09-0602-20
Location	Land north of Northons Lane and Oakwood Glade Holbeach
Proposal	Construction of 103 one, two, three and four bed 2 storey traditional residential homes with associated garages and infrastructure.

Name	Angela Doherty
Address	Housing Strategy
Date Submitted	26-07-21
For/Against	Comments

The applicant has submitted a revised Affordable Housing Plan proposing 26 affordable homes, which comprises 25% of the scheme and therefore according with "about 25%" in policy. The tenure split proposed is 18 for rent and 8 for shared equity, this mix broadly accords with the recommended 70/30 split in policy, however the applicant has previously advised that they would deliver the intermediate housing for sale as shared ownership, which would be the preferred intermediate for sale product for the council: can we ask the applicant to clarify what is being proposed for the intermediate mix. If it is shared equity the council will need to understand these proposals in more details before commenting further.

For the 18 rented dwellings the mix proposed is for:
4 x 1 bed maisonettes plots 31,32,33,34 at 36.98sqm for the ground floor and 41.99sqm for the first floor maisonettes, 9 x 2 bed houses plots 6,29,39,68,73,78,79,81,84 all at 69.96 sqm and
5 x 3 bed houses plots 30,67,69,72,85 all at 83.98sqm.

For the 8 shared ownership/ shared equity the mix proposed is for: 4 x 2 bed houses plots 22,48,74,75 all at 69.96sqm and 4 x 3 bed houses plots 7,23,49,82 all at 83.98sqm.

This mix is slightly different from the affordable mix I suggested through the planning portal on 12.5.21, however I appreciate the constraints with increasing the supply of the 1 beds and a 4 bedroom house, and so the mix proposed would assist in meeting housing need in the area and the wider district. The property sizes however are not compliant with the NDSS standards, which are as follows:

1 bed 2 person 1 storey at 50 sqm
2 bed 4 person 2 storey at 79sqm
3 bed 5 person 2 storey at 93sqm.

The two and three bed houses do at least meet 85% of the NDSS, which I know would be acceptable for a Registered Provider seeking to acquire them but I understand there is a specific requirement for the Holbeach SUE to meet NDSS. The one beds do not meet at least 85% of the NDSS.

The affordable plots appear to be spread proportionately across the site.

The other comments I have made previously with regards to securing the affordable housing through a s106 Agreement and liaising with a RP to acquire the affordable dwellings remain relevant.