Online Comment

Application	H09-0613-21
Location	Land to the East of Chaffinch Way Holbeach Spalding
Proposal	Residential development of 81 dwellings, associated garaging, roads and sewers

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Name	Angela Doherty
Address	Housing Strategy
Date Submitted	17-06-21
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 81 new homes this equates to 20 dwellings.

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.

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. 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. I note from the site plan that the developer proposes to deliver 20 affordable homes currently listed on the plot schedule as all for rented housing. The plot schedule lists 20 affordable plots but then plots 61 and 62 are not included as affordable on the actual plan, so can we check these points with the applicant?

The developer is currently proposing 2 x 1 bed maisonettes, 12 x 2 bed houses and 6 x 3 bed houses for the affordable scheme. To best meet housing need the applicant should consider amending the plans to deliver 14 rented homes comprising of 4 x 1 bed houses, 7 x 2 bed houses and 3 x 3 bed houses and 6 shared ownership homes comprising of 3 x 2 bed houses and 3 x 3 bed houses.

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'. If this is not possible as a minimum the affordable homes should be delivered to 85% of these sizes, using the NDSS 1 bed 2 person 2 storey, 2 bed 4 person 2 storey and 3 bed 5 person 2 storey. 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.