

Online Comment

Application H09-0706-19
Location Land off Balmoral Way Holbeach Spalding PE12 7RP
Proposal Proposed residential development comprising 36 dwellings -approved under H09-0288-15. Modification of Condition 2 to allow amendments to previously approved plans.

Name Angela Doherty
Address Housing Strategy

Date Submitted 16-08-19
For/Against Comments

From examining the block plan for this application, titled 72-SL-01A it appears as though the applicant is proposing to reduce the affordable housing contribution from 12 to 9 affordable dwellings. This reduced contribution is in line with the current policy requirement of 25%. It is likely that the applicant will need to apply to modify the existing s.106 agreement that secures 1/3 of the scheme as affordable housing.

The applicant proposes 6 of the affordable homes for affordable rent (4 x 1 bed houses and 2 x 2 bed houses), with the remaining 3 as shared ownership (3 x 3 bed houses) which broadly match the recommended tenure split within policy 18: Affordable Housing of the Local Plan.

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 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.