

Burrell, Becky

Subject: FW: Consultation - H09-0721-25: Land South of Wignals Gate - Revised

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Good afternoon.

Please see below an updated response to this full planning application for affordable housing. We would be grateful if the previous LHA/ Housing Strategy response could be withdrawn as we now understand that most of the 2-bedroom properties are 2 bed 4 person.

There is a high need for affordable housing in Holbeach and this scheme would help meet some of that need.

This application proposes that all the 57 homes are delivered as affordable housing providing 8x 1 bed/2 person maisonettes, 2x 2 bed/ 3 person bungalows, 26x 2 bed/4 person houses, 19x 3 bed/ 5 person houses and 2x 4 bed/6 person houses. Although there is no indication within the application regarding the tenure split of the properties, we understand that the developer is in discussions with a Registered Provider and a high percentage of the homes will be delivered as affordable or social rent alongside some shared ownership properties.

For information, Registered Providers require the properties to meet a minimum of 85% of National Design Space Standards. Single bedrooms should also be suitable for an adult to occupy and should therefore have a floor area of at least 6.51m² and double bedrooms should be a minimum of 10.22m².

To summarise, the Local Housing Authority is happy to support this proposed development to help meet the need for affordable housing. If approved the details should be set out in a S106 agreement with the standard affordable housing requirements relating to letting, sales and perpetuity in accordance with Homes England and the Councils requirements.

We are always happy to discuss the requirements for affordable homes to assist developers and their agents with their applications.

Many thanks
Kind regards
Stuart

Stuart Horton
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Housing Strategy and Enabling