

Online Comment

Application H09-1021-20
Location Land at Foxes Lowe Road Holbeach Spalding PE12 7PA
Proposal Residential Development - Erection of 13 Dwellings

Name Angela Doherty
Address Housing Strategy

Date Submitted 17-12-20
For/Against Comments

Should the development be permitted the current policy requires 25% of the development to be provided as affordable housing to meet district wide housing needs. 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 affordable contribution should be provided with a tenure split of 70% in favour of Rented and 30% Intermediate housing for sale dwellings, preferably Shared Ownership. To meet needs identified within the Strategic Housing Market Assessment (2014 & 2017 update) Strategic Housing would recommend that a mix of property types and sizes are provided for the affordable housing contribution, comprising of approximately 25% as one beds, 40% as two beds, 30% as three beds and 5% as four beds.

The Rented homes will assist with meeting demand from the Council's Housing Register with Holbeach the preferred location for a significant proportion of those registered. In addition to the Housing Register information the Strategic Housing Market Assessment identifies a need for 282 affordable homes a year, 85% of which should be available for Social or Affordable Rent.

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, although I appreciate the detail may not be known at outline application stage.

It would be preferable for the homes to be built to the 'Nationally Described Space Standards', although this is not a requirement in policy.

The policy also encourages homes that are capable of adaptation over time so it would be useful to understand if any of the homes are proposed to meet either M42 or M43 standards. It would also be useful to understand if the homes are proposing any low carbon use or emissions initiatives, again encouraged in the Local Plan but not a policy requirement.

Ideally the affordable housing should be indistinguishable from the market and situated so as 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.