

Online Comment

Application H09-1044-23
Location Land off Hallgate & Fen Road Holbeach Spalding
Proposal Erection of 285 dwellings including parking, public open space, drainage, infrastructure, landscaping, access, appearance, layout and scale (Phase 3) - outline approval H09-0521-14 and re-submission of H09-0845-22 and H09-1118-22.

Name Priscilla Aremu
Address Housing Strategy

Date Submitted 05-04-24
For/Against Objections

Thank you for consulting the Local housing Authority on this application. Please see our comments below about the affordable housing provision.

The Deed of Variation (ref H09-0331-17) outlines that Phases 1b and 2, comprising 330 out of the proposed 900 dwellings, will not include affordable housing. However, Phases 3, 4, 5, and 6, which make up the remaining 570 dwellings, will provide 25% affordable dwellings, totalling 142 homes.

This application proposes that 69 out of the 142 affordable homes be allocated in this phase. The tenures are comprised of 62% affordable rented homes, 26% First Homes, and 12% shared ownership. However, this distribution does not align with the local policy requirements. The application currently proposes.

Affordable rent: 12 x 1b 2p; 19 x 2b 4p; 11 x 3b 5p; 1 x 4b 6p = Total 43

Shared ownership: 4 x 2b 4p; 4 x 3b 5p = Total 8

First homes: 3 x 1b 2p; 9 x 2b 4p; 6 x 3b 5p = Total 18

Considering each phase individually, Phase 3 proposes 285 dwellings, of which 25% would equate to 71 affordable dwellings, differing from the proposed 69. Thus, the distribution of tenures in Phase 3 would be 50 (70%) affordable rent, 18 (25%) First Homes, and 4 (5%) shared ownership.

In this instance, the applicant's First Home affordable housing mix substantially meets the local housing need and is acceptable in line with the above provisions. Nonetheless, to adhere to policy requirements and address the identified need, the mix should be provided as follows.

For Affordable rent: 12 x 1b 2p; 22 x 2b 4p; 14 x 3b 5p; 2 x 4b 6p = Total 50

First homes: 3 x 1b 2p, 9 x 2b 4p; 6 x 3b 5p = Total 18

Shared ownership: 2 x 2b 4p, 2 x 3b 5p = Total 4

The allocation of affordable housing should be evenly distributed throughout both the Northern and Southern site plots instead of being grouped along the edges. It is recommended that affordable housing units be clustered throughout both sites for better integration. We would be grateful if the proposed layout is amended to reflect this.

Registered Providers require affordable rented properties to meet a minimum of 85% of National Design Space Standards. The proposed affordable homes currently satisfy this requirement.

When the affordable rented properties have been agreed with the Local Housing Authority the applicant should 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 this be required.

To summarize, we are currently unable to support this application until the scheme is amended to reflect the comments detailed as part of this consultation.

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