Online Comment

Application	H09-1081-19
Location	Land off Damgate Holbeach Spalding
Proposal	Modification of 106 Agreement to reduce amount of affordable housing from 33.3% to 25% (Planning Approval H09-0332-16)

Name	Angela Doherty
Address	Housing Strategy
Date Submitted	15-11-19
For/Against	Comments

The scheme benefits from a Full permission which secures 1/3 of the provision as affordable homes. However, since the permission was granted the policy requirement has decreased following the implementation of the South East Lincolnshire Local Plan. Therefore this application to reduce the affordable provision to 25% meets the current policy requirement.

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. Within the s.106 agreement for the permitted scheme there is a defined affordable scheme with a proportion of two, three and four beds for rent and a proportion of two and three beds for intermediate homes for sale. The plot numbers had been agreed. It is not clear from this application what the new affordable scheme will comprise of and would suggest that the developer provides a new plan specifying the affordable mix and plot numbers for consideration. In the absence of any one beds on the whole scheme a potential mix for the 47 affordable homes could be:

70% as rented = 33
20 x 2 bed houses
9 x 3 bed houses
4 x 4 bed houses

30% as intermediate homes for sale = 14
8 x 2 bed houses
6 x 3 bed houses

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.