Online Comment

Application	H11-0334-20
Location	Land Adjacent 44 Bridge Road Long Sutton Spalding PE12 9EF
Proposal	Residential Development - Erection of 6 Dwellings

Name	Angela Doherty
Address	Housing Strategy
Date Submitted	20-05-20
For/Against	Comments

Should the development be permitted it should be considered as a whole site with the scheme that is currently being built under the planning reference H11-0488-19, comprising of 12 dwellings in total and therefore triggering the threshold for developer contributions as per Policy 6 of the Local Plan.

The current policy requires about 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.

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. For this scheme the affordable contribution equates to 3 dwellings and would preferably comprise of 2 x 3 bedroom houses for Affordable Rent and 1 x 3 bedroom house for Shared Ownership.

As per Policy 6: Developer Contributions of the Local Plan 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.

It would be preferable for the homes to be built to the 'Nationally Described Space Standards'. 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.