Online Comment

Application	H11-0552-22
Location	Land Adjacent 36 Lime Walk Long Sutton Spalding PE12 9HG
Proposal	Erection of 70 Dwellings - outline approval H11-1264-18

Name	Angela Doherty
Address	Housing Strategy
Date Submitted	14-06-22
For/Against	Comments

The Outline consent benefits from a s106 Agreement that secures a minimum of 25% of the total number of dwellings as affordable housing. The s106 Agreement also requires the applicant to submit an affordable housing scheme for approval detailing the tenure, mix, size and location of the affordable dwellings.

Within this Reserved Matters application the applicant does not appear to have included the affordable housing scheme, therefore can this be requested? The affordable housing scheme should accord with the tenure split as set out in Policy 18: Affordable Housing and provide a mix of types and sizes as set out in Policy 17: Providing a mix of housing.

It would be preferable for the homes to be built to the 'Nationally Described Space Standards', with the dwellings at least: 1 bed 2 person 2 storey, 2 bed 4 person 2 storey, 3 bed 5 person 2 storey, 4 bed 6 person 2 storey. The policy also encourages homes that are capable of adaptation over time, state whether meet M42/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.

The applicant should seek to secure a Registered Provider (RP) 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 applicant require this. The applicant and 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.