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	Elaine Ferguson
Address	Housing Strategy
Date Submitted	05-12-22
For/Against	Comments

The application benefits from an outline planning approval H11-1264-18, which includes a S106 for 25% affordable housing. The current application is for 70 dwelling Phase 1 of a two-phase development. The affordable housing contribution equates to 18 dwellings.

Policy 18: Affordable Housing of the Local Plan indicates 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.

The applicant has recently supplied a Housing Schedule to Planning Department, drawing 4149/110 P46 House Type Schedule Amendment 4 and Affordable Homes Schedule - Amendment 4 which indicates 18 Affordable housing dwellings as set out below.

12 Affordable Rented dwellings
4 x 1 bed houses plots 14-17
6 x 2 bed houses plots 33-35 and 66-68
3 x 3bed houses plots 23-25

5 Intermediate shared ownership dwellings
2 x 1 bed houses plots 12,13
3 x 3 bed house plots 26-28

The require affordable housing tenure split of 70% Affordable Rented and 30% Intermediate - Shared ownership equates to 13 Affordable rented and 5 Shared ownership. To meet the needs and adhere to local and national policy, and meet S106 contribution, the applicant should consider the delivery of an affordable housing mix of 18 affordable dwellings as set out below.

13 Affordable rented dwellings
4 x 1 bed house
6 x 2 bed house
3 x 3 bed house

5 Intermediate Shared ownership dwellings
3 x 2 bed house
2 x 2 bed house

In this instance the applicant has offered 2 x 1 bed shared ownership homes in place of the 2 x 2 bed homes as part of the affordable housing mix. Housing Needs Assessment information indicates there is some need for 1 bed shared ownership and in this case the applicants affordable housing need mix would be acceptable.

It would be preferable for the homes to be built to the 'Nationally Described Space Standards' at 1 bed 2 person 2 storeys, 2 bed 4-person 2 storey and 3 bed 5 person 2 storeys, although this is encouraged but not a requirement of policy. I note from the sizes listed within the planning statement that none of the homes meet NDSS, but they do meet at least 85% of NDSS which is often a minimum requirement for Registered Providers (RPs). Local 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 net zero carbon initiatives, again encouraged but not a policy requirement.

The applicant should also seek to secure a 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.