

Online Comment

Application H11-0699-22
Location Land Adj. 6 St James Road Long Sutton Spalding PE12 9AU
Proposal Residential Development - 6 Affordable Housing Units - outline approval H11-0936-18

Name Elaine Ferguson
Address Housing Strategy

Date Submitted 11-10-22
For/Against Comments

The site is in a rural location over the main A17 from the market town of Long Sutton. The site is outside the Long Sutton settlement limit. Although located in a rural area the site does not meet the criteria to be considered a Rural Exception Site. The site has received outline planning approval and benefits from a S106 which provides for 6 affordable homes. The current application proposes 6 x 3 bed houses, as indicated in Floor Plans Drawing DCF/SCr/pl/002. The homes are Discount Market Sales homes.

The site is being developed as a wholly affordable housing site. On wholly affordable housing sites Housing Strategy would normally expect to see a split of tenures to provide for affordable rented homes and intermediate homes - share ownership to provide for housing need. The site would usually be developed by a Registered Provider. In this instance the site will be solely Discount Market Sales homes product described in the National Planning Policy Framework Annex 2 Glossary below: -

c) Discounted market sales housing is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

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.

To conclude; the Discount Market Sales home is a type of intermediate affordable home product. There has been limited development of intermediate affordable Discount Market Sales homes across the district in the last 10 years in comparison with other intermediate types of affordable housing. Affordable intermediate rural homes in the main are shared ownership properties. For affordable home ownership a mix of 2 and 3 beds are mainly delivered and sought in the district, including 2 bed bungalows for shared ownership. Local housing need for the next 5 years for the Parish of Long Sutton for intermediate affordable housing indicates a housing mix, split of 18% 1 bed, 42% 2 bed house, 34% 3 bed and 7% 4 bed homes. Therefore, the preferred affordable housing mix is 4 x 2 bed houses and 2 x 3 bed houses.