Online Comment

Application	H11-0882-21
Location	Land at Seagate Road Long Sutton Spalding PE12 9AD
Proposal	Erection of 9 Dwellings

Name	Angela Doherty
Address	Housing Strategy
Date Submitted	25-08-21
For/Against	Comments

The Outline permission benefits from a s106 Agreement that secures 25% of the total development as affordable housing. For a scheme of 215 this equates to 54 affordable dwellings.

The s106 Agreement includes a mechanism for agreeing the affordable housing scheme prior to commencement of the development, and has trigger mechanisms for when the affordable housing should commence and be completed. The agreement also states that the affordable housing should be evenly integrated and indistinguishable from the market dwellings.

The applicant does not propose any of the 9 dwellings in this Reserved Matters applicant to comprise any of the affordable housing; stating within the planning documentation that the affordable housing will be provided in future phases.

To ensure that the obligations within the s106 Agreement are met it would be preferable for the developer to submit details of how the affordable housing will be delivered on the remaining phases of the development.