

Online Comment

Application H11-0994-22
Location Land to Rear of 36 Lime Walk Long Sutton Spalding PE12 9HG
Proposal Residential development comprising 56 dwellings

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Address Housing Strategy

Date Submitted 15-11-22
For/Against Comments

Should the development be permitted the current policy requires 25% of the development to be affordable housing described in Annex 2 of the National Planning Policy Framework dated July 2021, or any Planning Policy Statement Guidance subject to Notes or Circular which may amend, supplement, or supersede this. From 28 June 2021, a home meeting the criteria of a First Home will also be considered to meet the definition of affordable housing for planning purposes.

First Homes should account for at least 25% of all affordable housing units delivered by developers through planning obligations. The new First Homes policy requirement does not apply for applications for full or outline planning permission where there has been significant pre-application engagement which are determined before 28 March 2022. Schemes which are delivered as 100% affordable housing are also exempt from the First Homes requirements.

The Planning Application indicated a proposed development of 56 homes on the Local Plan allocated site LoS008 adjacent to allocated site Los026. The application will require a S106 agreement that secures 25% of the total number of dwellings as affordable housing. The equates to 14 affordable dwellings. The S106 agreement requires the applicant to submit an affordable housing scheme for approval detailing the tenure, mix, size, and location of the affordable housing.

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. To meet housing needs and adhere to local and national policy and meet S106 contribution a proposed affordable housing mix of 14 affordable dwellings is set out below: -

7 Affordable rented homes

2 x 1 bed houses

2 x 4 bed houses

1 x 3 bed houses

4 First homes

2 x 2 bed houses

2 x 3 bed houses

3 Intermediate Shared ownership

2 x 2 bed house

1 x 3 bed house

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.

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.