Online Comment

Application	H11-1346-21
Location	Land between Seagate Road & Wisbech Road Long Sutton Spalding
Proposal	Erection of 171 dwellings and associated works - outline approval H11-1207-17

Name	Elaine Ferguson
Address	Housing Strategy
Date Submitted	12-07-22
For/Against	Comments

The Reserved Matters application includes a s106 Agreement that secures a minimum of 25% of the total number of dwellings as affordable housing to meet the needs and adhere to local and national policy. The s106 Agreement 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 has submitted an affordable housing statement amendment which states 45 homes will be delivered for affordable housing. This equates to 25% of the development, satisfying the s106 Agreement and current Local Plan Policy. For these 45 affordable dwellings the applicant proposes that 10 x 1 beds, 17 x 2 beds, 13 x 3 beds, 2 x 4 beds and 3 x 2 bed bungalows.

The amended planning statement does not state the tenure mix and does not currently accord with the s106 agreement relating to the Reserved Matters application.

To meet needs and adhere to local and national policy the applicant should consider amending the plans to deliver 32 as Rented housing, comprising of 10 x 1 bed houses, 12 x 2 bed houses, 8 x 3 bed houses and 2 x 4 bed houses and 13 Shared Ownership, comprising of 5 x 2 bed houses, 3 x 2 bed bungalows and 5 x 3 bed houses.

The site layout plan LDC-3699-PL-02D Proposed Site Layout Plan - Amendment 1 identifies a large proportion of the affordable dwelling in one block. 28 of the 45 affordable dwellings are located in one specific area of the site, a center block of the site of which 28 of the 34 dwellings proposed for the center block are affordable. It would be preferable to locate the affordable dwellings throughout out the development in small clusters.

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. It is unclear whether the current plans meet this. The policy also encourages homes that are capable of adaptation over time, it is unclear whether any of the homes meet either M42 or 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.