

Online Comment

Application H14-0165-21
Location Land off Wardentree Lane Pinchbeck Spalding PE113UG
Proposal Erection of 96 dwellings and associated works - outline approval H14-0720-18

Name Angela Doherty
Address Housing Strategy

Date Submitted 04-03-21
For/Against Comments

The Outline consent benefits from a s106 Agreement that secures a minimum of 25% of the total number of dwellings as affordable housing. The s106 Agreement also 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 states that 24 of the 96 dwellings will be delivered for affordable housing. This equates to 25% of the development, satisfying the s106 Agreement and current Local Plan Policy. For these 24 affordable dwellings the applicant proposes 17 for Rent and 7 for Shared Ownership, which broadly equates to the 70/30 tenure split in Policy 18: Affordable Housing.

For the Rented mix the applicant proposes 6 x 1 bed maisonettes 6 x 2 bed maisonettes, 3 x 3 bed houses and 2 x 4 bed houses. The property sizes in terms of the number of bedrooms broadly accords with the recommended mix in the Strategic Housing Market Assessment, however it would not be recommended for the 2 bed dwellings to comprise of maisonettes directly above the 1 bed maisonettes given that households with children are likely to occupy the 2 beds and this may present management issues specifically in relation to noise levels. It would be preferable for both the 1 and 2 bed dwellings to be provided as houses as opposed to maisonettes (flats) with their own private gardens. If this is not possible due to the space restrictions of the site, then as a compromise the 1 beds could remain as maisonettes with the 2 beds provided as houses.

For the Shared Ownership mix the applicant proposes all 7 as 3 bed houses. It would be preferable if a number of 2 bed houses could be included as part of this mix, with a minimum of 3 x 2 bed houses and 4 x 3 bed houses. The applicant may also wish to consider providing a small number of 2 bed bungalows as part of the Shared Ownership mix to diversify the house types and contribute to meeting the needs of an ageing population.

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 bed 4 person, 3 bed 5 person, 4 bed 6 person. Whilst this is not a requirement in policy the 3 and 4 beds are slightly less than these standards. The floor plans did not appear to be available for the 1 and 2 bed dwellings, so can we check with the applicant, whilst appreciating that these may change in view of my comments above. The policy also encourages homes that are capable of adaptation over time so it is good that the applicant is proposing all of the affordable homes to achieve M42 standards. I would suggest the plans are checked by those with experience of these standards to establish if they will achieve this.

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 developer should also seek to secure a Registered Provider 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 developer require this. The 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.