

## 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

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**Name** Angela Doherty  
**Address** Housing Strategy

**Date Submitted** 28-06-21  
**For/Against** Comments

The applicant has amended the plans and now proposes 24 affordable homes, 17 for rent and 7 for shared ownership. This accords with the 25% affordable housing requirement with a 70/30 split in favour of rented as set out in Policy 18: Affordable Housing.

For the 17 rented homes the applicant proposes 6 x 1 bed maisonettes (plots 55,56,75,76,95,96), 6 x 2 bed houses (plots 57,58,59,72,73,74), 3 x 3 bed houses (plots 92,93,94) and 2 x 4 bed houses (plots 70&71). These proposed changes appear to address the concerns I had previously raised relating to 2 bed maisonettes being positioned directly above 1 bed properties. It is unclear from the plans but I would suggest that there are no communal areas indoors or shared gardens for the 1 bed maisonettes to assist with the management of these properties.

For the 7 shared ownership properties the applicant proposes all of these to be provided as 3 bedroom houses (plots 15,16,60,61,62,90,91), not taking into account the previous comments to diversify this offer with the inclusion of 2 bed houses or bungalows.

The s106 agreement relating to the Outline consent refers to the applicant submitting an affordable housing scheme for approval. I would expect the applicant to include alongside the affordable housing plan and the house type plan the details of the affordable homes as they appear to be missing, detailing the internal floor size of all of the affordable dwellings. Can we please ask the applicant to provide this? The applicant also states that all homes meet M42 standards, so suggest this is verified as that would assist in meeting homes that are suitable for adaptation over time.

My other previous comments dated 5 March 2021 remain relevant.