# Online Comment

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| **Application** | H14-0328-21 |
| **Location** | Land off Milestone Lane Pinchbeck Spalding PE11 3XR |
| **Proposal** | Residential development of 38 dwellings and associated works - outline approval H14-1311-16 |

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| **Name** | Angela Doherty |
| **Address** | Housing Strategy |
| **Date Submitted** | 22-04-21 |
| **For/Against** | Comments |

The Outline consent benefits from a s106 Agreement that secures a minimum of one third 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 I cannot find any documentation that sets out what is being proposed as the affordable housing scheme. Therefore I ask that the applicant provides this information. Given the Local Plan changes since the Outline consent with a reduction in affordable housing policy to about 25% the authority may accept a reduced contribution than the current Outline consent. This would equate to 9.5 dwellings, clearly 0.5 of a dwelling is not practical so the developer should provide 10 dwellings unless they are able to provide evidence to the contrary.

Of the 10 affordable dwellings to comply with the tenure split in the Affordable Policy of about 70% for rent and 30% for Intermediate for sale, the applicant should provide 7 for rent and 3 for shared ownership.

For the Rented mix the applicant should consider providing 2 x 1 bed houses, 4 x 2 bed houses and 1 x 3 bed house and for the Shared Ownership mix 2 bed houses or 2 bed bungalows to 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. The policy also encourages homes that are capable of adaptation over time so the applicant should consider developing the homes to M42 and/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 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.