Online Comment

Application	H14-0328-21
Location	Land off Milestone Lane Pinchbeck Spalding PE11 3XR
Proposal	Residential development of 36 dwellings and associated works - outline approval H14-1311-16. Also consideration of conditions 3, 5 and 15 of H14-1311-16.

Name	Angela Doherty
Address	Housing Strategy
Date Submitted	10-05-22
For/Against	Comments

Within this Reserved Matters application the applicant proposes 9 affordable homes. This equates to 25% of the development, which does not satisfy the s106 Agreement for the Outline consent which required a minimum of one third of the development to be for affordable housing. However, given the change in policy to reduce this to 25% the authority may accept the 9 dwellings being offered in this application.

For these 9 affordable dwellings the applicant proposes 6 rented and 3 shared ownership which broadly equates to the 70/30 tenure split in Policy 18: Affordable Housing.

For the Rented mix the applicant proposes 2 x 1 bed houses (plots 29 & 30) and 4 x 2 bed houses (plots 28,31,33,33) and for the Shared Ownership mix the applicant proposes 3 x 2 bed houses (plots 9,10,11). To meet needs and adhere to local and national policy the applicant should consider amending the plans to include within the rented mix a 3 bed house and potentially a 4 bed house. .

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. Currently the plans do not meet these standards. Some appear to meet at least 85% of these standards, which is often the minimum size a Registered Provider would acquire them at. Can we ask the applicant to clarify the size of the 2 beds for plots 28,31,32,33 as they appear way below the standard.

The policy also encourages homes that are capable of adaptation over time, state whether meet M42/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.