Online Comment

Application	H14-0328-21
Location	Land off Milestone Lane Pinchbeck Spalding PE11 3XR
Proposal	Residential development of 35 dwellings and associated works - outline approval H14-1311-16. Also consideration of conditions 3, 5 and 15 of H14-1311-16.

Name	Elaine Ferguson
Address	Housing Strategy
Date Submitted	19-10-22
For/Against	Comments

Re H14-0328-21 Residential development of 35 dwellings and associated works - outline approval H14-1311-16 Also considerations of conditions 3,5 and 15 of H14-1311-16
Location Land off Milestone Lane, Pinchbeck, Spalding, PE11 3XR

The proposed development benefits from outline planning approval H14-1311-16, which includes a S106 for 33% affordable housing. Since the planning approval was gained South Holland DC has established a revised affordable housing contribution of 25% and the applicant has indicated in the offered provision of 9 affordable dwellings, they wish to provide 25% affordable housing.

The original application was for 38 dwellings and Housing Strategy provided a housing needs mix for 10 affordable dwellings in April 2021, 7 Affordable rented, 2 x 1 bed houses, 4 x 2 bed houses and 1 x 3 bed houses. Shared ownership 2 bed homes being a mix of 2 bed houses and 2 bungalows to contribute to meeting needs the needs of an aging population.

Policy 18: Affordable Housing of the Local Plan indicates a tenure split of 70% in favour of Rented and 30% Intermediate housing for sale dwellings will be sought, whilst appreciating that this may vary on a site-by-site basis due to factors such as viability or affordable housing need. Policy 17: Providing a Mix of Housing in the Local Plan encourages a mix of house types and sizes to meet a range of needs.

The split of 70% Affordable Rented and 30% Intermediate - Shared ownership provides for 6 Affordable rented and 3 Shared ownership. The applicant has recently supplied a Housing Schedule to Planning Department which indicates 9 Affordable housing units comprises as set out below.

6 Affordable Rented dwellings
11A The Stanton 1 bed dwelling 2x 1 bed houses plots 29,30
11B The Stanton 2 bed dwelling 4 x 2 bed houses plots 28,31,32,33

3 Affordable Intermediate Shared Ownership dwellings
05A The Willoughby 2 bed dwelling 2 x 2 bed house plots 9 & 10
05B The Willoughby 3 bed dwelling 1 x 3 bed house plot 11

After consulting the current local Housing Needs Information, Housing Strategy can accept the above proposed housing needs mix.

It would be preferable for the homes to be built to the 'Nationally Described Space Standards' at 1 bed 2 person 2 storeys, 2 bed 4-person 2 storey and 3 bed 5 person 2 storeys, although this is encouraged but not a requirement of policy. I note from the sizes listed within the planning statement that none of the homes meet NDSS, but they do meet at least 85% of NDSS which is often a minimum requirement for Registered Providers (RPs). Local policy also encourages homes that are capable of adaptation over time so it would be useful to understand if any of the homes are proposed to meet either M42 or M43 standards. It would also be useful to understand if the homes are proposing any net zero carbon initiatives, again encouraged but not a policy requirement.

The applicant should also seek to secure a 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.