

Online Comment

Application H14-1032-21
Location Crossgate Lane Pinchbeck Spalding PE11 3XW
Proposal Residential Development - 16 Dwellings - outline approval H14-0912-17

Name Angela Doherty
Address Housing Strategy

Date Submitted 11-10-21
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 provides plans for plots 10-15 labelled affordable housing. If all 6 of these are provided as affordable housing this equates to more than the minimum 25% of the development. Can planning check with the applicant what is being proposed? y. For these affordable dwellings the applicant does not state the tenure and proposes for them all to be 3 bedroom houses. To meet needs and adhere to local and national policy the applicant should consider amending the plans to deliver 4 affordable homes comprising of 3 Rented- 1 x 1 bed house and 2 x 2 bed houses and 1 Shared Ownership- either a 2 bed or 3 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. The policy also encourages homes that are capable of adaptation over time so it would be useful to understand whether any of these homes meet M42 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 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.