

Online Comment

Application H15-0289-17
Location Land off St Margaret's Quadring Spalding
Proposal Residential development of up to 34 dwellings

Name Angela Doherty
Address Housing Strategy

Date Submitted 25-04-17
For/Against Comments

Part of this proposed site has previously been granted permission for 12 affordable dwellings under planning applications H15-0321-10 and H15-0527-13. This application proposes to introduce a proportion of market homes and alter the affordable mix.

Strategic Housing has not been provided with any evidence to support a deviation from the previous agreed affordable mix (4 x 2 bed houses, 4 x 2 bed bungalows and 4 x 3 bed houses) or the justification for introducing a large proportion of market homes on the site. If the intention is for the market homes to cross subsidise the delivery of the affordable homes, we would need to see evidence of the need for this and emerging policy within the draft Local Plan states that 'where market housing is necessary to cross-subsidise the specific identified housing need the housing market proportion will be 50% or less'.

Until further evidence is provided by the applicant to justify the deviation from the previous affordable mix and evidence of the need to cross subsidise with market housing, Strategic Housing cannot support these proposals.