Online Comment

Application	H15-1095-23
Location	Land off Main Road Quadring Spalding PE11 4PJ
Proposal	Proposed residential development comprising 14 dwellings

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Name	Stuart Horton
Address	South Holland District Council
Date Submitted	20-12-23
For/Against	Objections

Thank you for consulting with the Local Housing Authority (LHA) regarding this full planning application for 14 dwellings.

The Housing Register shows that there is strong housing need for affordable housing in Quadring with the largest demand for 1, 2 and 3 bedroom properties for rent. The South East Lincs Local Plan seeks the provision of about 25% of properties to be provided as affordable homes on eligible sites, with a tenure split of about 70% for affordable rent and about 30% for intermediate housing for sale.

Within the Planning Statement 3 x 2 bed houses are proposed as First /Starter Homes equating to 21.4 %. This provision does not meet the Local Plan requirements and as such the LHA is currently unable to support the application.

To satisfy the Local Plan requirements 25% of 14 dwellings would require provision of 3.5 dwellings to be provided as affordable homes as it is standard practice to round up, however the requirement is for about 25% affordable housing provision so a lower provision may be acceptable if other requirements are met. Of the 4 affordable properties 3 would need to be provided for affordable rent and 1 as a First Home to meet the tenure split requirement. To meet the identified need in relation to the size/number of bedrooms, although there is a high need for 1 bedroom affordable rented properties in Quadring the provision of 1 bed properties in low numbers can often be challenging therefore 2x2 bed and 1x3 bed properties would need to be provided as affordable rent and 1x2 bed property as a First Home.

The affordable units also need to meet a minimum of 85% of National Design Space Standard requirements. In addition a single bedroom should have a floor area of at least 6.5m2 in order to be suitable for a person aged over 10 to occupy.

The applicant should seek to secure a Registered Provider for the affordable dwellings at the earliest opportunity. The issue regarding Registered Providers appetite to acquire S106 properties is being actively addressed and S106 agreements will include appropriate routes to address should difficulties arise when the properties are being developed.

Happy to discuss the affordable housing requirements in order to agree an appropriate affordable housing provision.

Many thanks
Kind regards
Stuart

Stuart Horton
Strategic Housing Manager for the SELCP | South & East Lincolnshire Councils Partnership
Accessible Homes, Housing Enabling and Housing Strategy