

Online Comment

Application H16-0021-21
Location Millfield Nursery Spalding Common Spalding PE11 3AU
Proposal Residential Development comprising 40 dwellings - approved under H16-0984-19. Modification of Condition 1 to allow amendments to previously approved plans

Name Angela Doherty
Address Housing Strategy

Date Submitted 28-01-21
For/Against Comments

The applicant has submitted plans to revise the 40 Reserved Matters consent of 8x 1 bed houses, 16 x 2 bed houses, 14 x 3 bed houses and 2 x 4 bed houses to 8 x 1 bed houses, 18 x 2 bed houses and 14 x 3 bed houses.

Viewing these changes alongside the undetermined Reserved Matters application for 95 homes- H16-1070-20, the whole schemes proposes to deliver 54 (40%) for Rent, comprising of 11 x 1 bed houses, 24 x 2 bed houses, 15 x 3 bed houses and 4 x 4 bed houses, 41 (30.37%) for Shared Ownership, comprising 4 x 1 bed houses, 2 x 2 bed bungalows, 15 x 2 bed houses and 20 x 3 bed houses and 40 (29.63%) for Rent to Buy, comprising of 20 x 2 bed houses and 20 x 3 bed houses.

The affordable mix proposed does meet affordable housing need, however the applicant could better meet affordable housing need by providing more 1 bed houses for Rent and more 2 bed bungalows for Shared Ownership. Strategic Housing officers have discussed this with the applicant who have advised that including more 1 beds for Rent and 2 bed bungalows for Shared Ownership would have a detrimental impact on the financial viability of the whole scheme.

The affordable tenure mix of 40% for Rent, 30.37% for Shared Ownership and 29.63% for Rent to Buy will assist in diversifying the housing offer available on the site, as suggested by the 2018 Letwin Review for housebuilding rates, should permission be granted.

The previous comments from Strategic Housing relating to the mortgagee in possession clauses and the Longhurst Strategic Partnership relationship with Homes England remain relevant to this and the Reserved Matters application, H16-1070-20.