Online Comment

Application	H16-0082-20
Location	Locksmill Farm Cowbit Road Spalding PE11 2RJ
Proposal	Development of 42 Affordable Dwellings

Name	Angela Doherty
Address	Housing Strategy
Date Submitted	17-03-20
For/Against	Comments

The Outline extant permission at this location benefits from a s.106 agreement which secures 25% of the development as affordable housing, albeit not all of the area within that development boundary is included within this application and this is a new Full application.

Should this application be permitted it will exceed the affordable housing requirement of 25% in Policy 18: Affordable Housing of the South East Lincolnshire Local Plan by proposing to deliver all 42 dwellings as affordable housing.

It is not clear in the application what the tenure mix of the 6 one bedroom houses, 16 two bedroom houses, 2 three bedroom bungalows, 17 three bedroom houses and 1 four bedroom house will be, although from previous discussion with the applicant it is likely that there will be a mix for Affordable Rent and Shared Ownership. It would be useful for the applicant to clarify the tenure mix. The affordable housing should be delivered in accordance with the affordable housing as described in Annex 2 of the National Planning Policy Framework dated February 2019, or any Planning Policy Statement, Guidance Notes or Circulars which may amend, supplement or supersede this.

Policy 18: Affordable Housing of the Local Plan recommends that 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.

The Affordable Rented houses will assist with meeting demand from the Council's Housing Register and the applicant should be prepared to enter into a Nominations Agreement with the Council to secure these. The Shared Ownership houses will assist in allowing households a subsidised route to home ownership. The initial shares sold should be available from 25% with the rented element set at no more than 2.75% of the remaining equity.

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 applicant proposes a range from 1 to 4 bedroom houses and 3 bedroom bungalows, following engagement with council officers on appropriate affordable mixes to assist in meeting the demand of the Council's Housing Register.

As per Policy 6: Developer Contributions of the Local Plan it would be preferable for the affordable housing to be secured through a s.106 agreement, if the legal opinion advises that the s.106 agreement for the extant Outline permission is not applicable to this application given the difference in the development boundary.

The applicant should seek to secure a Registered Provider for the affordable dwellings at the earliest opportunity. Officers are aware that Minster Property Group, work in partnership with a number of Registered Providers that already own stock in the area, and would likely have access to Homes England grant funding for new affordable homes. As a result of this, should the application be approved, the Council should be reasonably confident that it is a deliverable development assisting with the housing growth figures required in the district.