Online Comment

Application	H16-0116-22
Location	Site to South West of Spalding with access from Broadway to the North & B1172 to the South
Proposal	Erection of 150 Dwellings - outline approval H16-0571-09

Name	Angela Doherty
Address	Housing Strategy
Date Submitted	04-03-22
For/Against	Comments

The Outline consent benefits from a condition that includes provisions prior to the commencement of any phase of the development for the applicant to submit for approval details of the provision and phasing of a minimum of one third of the total residential units as affordable housing.

Within this Reserved Matters application the applicant does not provide details of the affordable housing provision, nor mention affordable housing at all. Therefore, can we seek this information from the applicant.

Since the Outline permission was granted the Council has adopted a new Local Plan with a requirement for 25% affordable housing. 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. 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. Therefore to meet needs and adhere to local and national policy 38 affordable dwellings should be sought, comprising of 27 Rented and 11 Shared Ownership homes. The rented mix should comprise of approximately 8 x 1 beds, 11 x 2 bed houses, 6 x 3 bed houses and 2 x 4 bed houses. The Shared Ownership should comprise of approximately 2 x 2 bed bungalows, 4 x 2 bed houses and 5 x 3 bed houses. At the moment there are no 1 beds or 2 bed bungalows included within the plans for this phase.

As per the condition and Policy 6: Developer Contributions it would be preferable for the affordable housing to be secured through a s106 agreement. The s106 agreement should include an agreed affordable housing scheme detailing the tenure split, property types and sizes, plot numbers, internal floor areas, design standards and the phasing of the affordable housing units.

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, 4 bed 6 person 2 storey. The policy also encourages homes that are capable of adaptation over time, state whether meet M42/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.