Online Comment

Application	H16-0283-17
Location	Land off Willow Walk (Former Laws Yard) Spalding
Proposal	Residential development of 22 dwellings

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Address	Housing Strategy
Date Submitted	19-10-17
For/Against	Comments

Following the submission of viability evidence by the developer, which has been independently verified by the council, there is evidence to support the developer that policy compliant levels of affordable housing (1/3) cannot be viably delivered on this scheme. The evidence indicates that 2 affordable homes (9%) is viable based on a mix of 1 x 1 bed house for rent and 1 x 2 bed house for Intermediate low cost home ownership (shared ownership).

Affordable housing has the meaning as defined in Annex 2 of the National Planning Policy Framework 2012 or any amendment or supplemental guidance issued thereof.

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 'National Space Standards'. As a minimum the affordable homes should be built to the former Housing Corporation Design and Quality standards which for this development would be at least:

1 beds 2 person 45sqm
2 beds 4 person 67sqm

The developer should seek to secure a Registered Provider 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 developer require this.

The Strategic Housing Market Assessment also identifies a recommended mix for market housing to meet current and projected housing needs in the district. The recommendation is as follows: 1 bedrooms- 5%, 2 bedrooms- 35%, 3 bedrooms- 45% and 4 bedrooms- 15%. We would expect the market housing to broadly reflect this.