Online Comment

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

Name	Angela Doherty
Address	Housing Strategy

Date Submitted	21-04-17
For/Against	Comments

If the development is permitted the council will require 1/3 (7 dwellings)of the development to be provided as affordable housing to meet district wide housing needs. 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.

For this scheme the preferred mix to meet affordable housing needs in the district would be for 7 affordable dwellings, 5 for Affordable Rent (comprising of 4 as 1 bed houses and 1 as 2 bed houses) and 2 for Intermediate low cost home ownership (comprising of 2 as 2 bed houses).

It would be preferable for the affordable housing to be secured through a s106 agreement, and the council welcomes early discussion on this to agree a draft template prior to a planning decision. 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

Ideally the affordable housing should be spread proportionately across the scheme to enable a mixed and sustainable community.

The developer should also 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.