Online Comment

Application	H16-0459-19
Location	FORMER WELLAND HOSPITAL ROMAN BANK SPALDING
Proposal	Residential development of 36 dwellings and associated works - Outline approval H16-0853-17. Submission of reserved matters relating to Access, Appearance, Landscaping, Layout and Scale.

Name	Angela Doherty
Address	Housing Strategy
Date Submitted	23-05-19
For/Against	Comments

Should the development be permitted Policy 18: Affordable Housing of the Local Plan requires 25% of the development to be provided as affordable housing to meet district wide housing needs. However, the Outline permission relating to this application expects 100% of the site to be delivered as affordable housing. The proposals are for a 100% affordable scheme, through a Registered Provider, regenerating derelict brownfield land within Spalding.

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. As this is a 100% affordable housing scheme the applicant proposes to deliver a tenure split of 50/50 rent/ shared ownership.

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 is proposing a mix of two and three bedroom houses.

As per Policy 6: Developer Contributions of the Local Plan it would be preferable for the affordable housing to be secured through a s106 agreement, unless there is an agreement linked to the Outline permission. 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'.

The Registered Provider 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.