

Online Comment

Application H16-0469-18
Location THE FITNESS COMPANY 38 SPRING GARDENS SPALDING PE11 2XL
Proposal Change of use of the existing building from use class D2 to use class C3, to include one 1-Bedroom apartment and eight 2-Bedroom apartments, proposed new four storey apartment building including twelve 1-Bedroom apartments, and associated external works and infrastructure.

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Date Submitted 27-11-18
For/Against Comments

Should the development be permitted the current policy requires 1/3 of the development to be provided as affordable housing to meet district wide housing needs. However, given the direction of travel with the soon to be adopted emerging Local Plan, which requires 1/4 of the development to be provided as affordable housing based on viability evidence within the Whole Plan Viability study, Strategic Housing recommends that 1/4 (25%) of the development should be provided as affordable housing.

The affordable housing should be delivered in accordance with the affordable housing as described in Annex 2 of the National Planning Policy Framework dated July 2018, or any Planning Policy Statement, Guidance Notes or Circulars which may amend, supplement or supersede this.

The affordable contribution would usually be provided with a tenure split of 70% in favour of Rented and 30% affordable home ownership dwellings. However, given that this is a flatted development and there are challenges with delivering affordable home ownership homes within a mixed leasehold scheme the affordable homes should all be provided for rent.

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 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.