Online Comment

Application	H16-0704-18
Location	Site South West Spalding with access from Broadway to North and B1172 to South Spalding
Proposal	Details of affordable housing (Condition 12 of H16-0571-09)

Name	Angela Doherty
Address	Housing Strategy
Date Submitted	17-06-20
For/Against	Comments

The applicant proposes to deliver 6 affordable homes in this tranche, comprising of 4 x 2 bed houses for rent and 2 x 2 bed shared ownership.
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. 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 mix proposed broadly accords with these policies.

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. 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.