

Online Comment

Application H16-0984-19
Location Millfield Nursery Spalding Common Spalding
Proposal Residential development - comprising 40 dwellings - outline approved
H16-0668-16

Name Angela Doherty
Address Housing Strategy

Date Submitted 25-10-19
For/Against Comments

The Outline planning permission has a s.106 agreement to provide 33.3% of the development as affordable housing, however since this permission the policy requirement has decreased to 25% affordable housing provision.

The affordable housing should be provided as affordable housing to meet district wide housing needs and 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.

The s.106 states that an affordable housing scheme should be submitted and approved. This scheme should be in accordance with Policies 17: Providing a mix of housing and Policy 18: Affordable Housing of the Local Plan. These recommend 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. For this REM application a minimum of 10 affordable homes should be provided with a preferred mix of 7 as rented housing, comprising 2 x 1 bed houses, 4 x 2 bed houses, 3 x 3 bed houses and 1 x 4 bed house and 3 as intermediate for sale housing comprising 2 x 2 bed houses and 1 x 3 bed house.

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. The RP 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.