Online Comment

Application	H16-1117-18
Location	Land to the North of Witham Road Wygate Park Spalding PE11 1NZ
Proposal	Hybrid Application: Full Planning Application for 34 Dwellings and Associated Infrastructure together with an Outline Application for a Community Hall and Car Park

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Address	Housing Strategy
Date Submitted	08-03-19
For/Against	Comments

Following the submission of further viability evidence, which the council has independently verified, there is evidence to support the developers assertion that policy compliant levels of affordable housing cannot viably be delivered. The evidence suggests that the level of affordable housing that can viably be delivered is dependent on the amount of education and NHS contributions with two scenarios suggested as viable. These are:

Option 1
- £100,000 for the community centre
- £56,382 education contribution
- £22,440 NHS contribution
- One (1) affordable home (2.9%) comprising of 1 x 2-bed house for affordable rent.

Option 2
- £100,000 for the community centre
- No education or NHS contribution
- Three (3) affordable homes 8.8% comprising of 2 x 2bed houses for affordable rent and 1 x 2 bed house for shared ownership.

Strategic Housing is supportive of either option being delivered. The developer is of the opinion that they would not be able to secure a Registered Provider to acquire one affordable dwelling. Strategic Housing is aware of other schemes where RPs have acquired a single home, and given that Spalding is our greatest area of demand for new affordable rented homes in the district, the council should be doing all it can to maximise new affordable housing supply. A cascade mechanism could be included within the s.106 for the developer to provide an off-site contribution should they struggle to attract a RP to acquire the unit, after using all of their reasonable endeavours.

Should a decision be made as to not secure the one affordable home on-site then Strategic Housing would expect an off-site financial contribution in lieu of this.

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.

If secured on-site 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 'Nationally Described Space Standards'.

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 Strategic Housing Market Assessment also identifies a recommended mix for market housing to meet current and projected housing needs in the district. The recommendation is as follows: 1 bedrooms- 5%, 2 bedrooms- 35%, 3 bedrooms- 45% and 4 bedrooms- 15%. We would expect the market housing to broadly reflect this.