Online Comment

Application	H16-1267-18
Location	Land within/adjacent:Lincs Gateway Business Park, and south: Fen End Lane Spalding PE12 6FY
Proposal	Commercial development comprising a B1 office building of 1,026 sq m, 8 small business units of 240 sq m in B1 and / or B8 use, and enabling residential development of 43 houses comprising 12 x 2-bed, 29 x 3-bed and 2 x 4-bed, landscaping, access routes, car parking and associated infrastructure

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Address	Housing Strategy
Date Submitted	22-08-19
For/Against	Comments

Should the development be permitted Policy 18: Affordable Housing requires about 25% of the development to be provided as affordable housing to meet district wide housing needs. This policy also states that the proportion of affordable housing that can be provided on market housing sites may vary according to the site specific considerations and cites viability, other infrastructure and the type of affordable housing need to be met as specific reasons. Using information from the Strategic Housing Market Assessment (2015 & 2017 update) and Housing Register data there is an evidenced need for additional affordable homes within Spalding and the wider South Holland district, however for this development the applicant has submitted viability evidence stating that the affordable and other policy contributions are unviable. The council has assessed this evidence using an independent viability expert, which unfortunately indicates that the affordable and other contributions would not be deliverable. The independent expert questions whether the site is capable of being brought forward given the high viability pressure, even with the nil contributions.

Should the viability and therefore the deliverability of the scheme change then a contribution of about 25% would be sought with a tenure split of 70% in favour of Rented and 30% Intermediate housing for sale dwellings. 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 development the preferred affordable mix requested would comprise of 10 affordable dwellings and a financial contribution for 0.75% of an affordable dwelling, 7 of these for rent (2 x 1 bed houses, 3 x 2 bed houses and 2 x 3 bed houses) and 3 for Intermediate housing for sale (2 x 2 bed houses and 1 x 3 bed house).

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. 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.

It would be preferable for the homes to be built to the 'Nationally Described Space Standards'. Ideally the affordable housing should be indistinguishable from the market and situated so as 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.