

## Online Comment

**Application** H17-0026-19  
**Location** Land off Station Road Surfleet Spalding  
**Proposal** Erection of 32 dwellings - outline approval H17-0510-18 and resubmission of H17-0429-18

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**Name** Angela Doherty  
**Address** Housing Strategy

**Date Submitted** 18-01-19  
**For/Against** Comments

Following the submission of viability evidence, which the council has independently verified, there is evidence to support the developers assertion that emerging policy compliant levels, in relation to the tenure mix, of affordable housing cannot viably be delivered. The evidence suggests that the level of affordable housing that can viably be delivered is 25%, which is compliant with emerging policy but this is based on a 50/50 affordable tenure split as opposed to the emerging policy of 70/30 in favour of rented housing.

The amended plans submitted with this application detail that 8 x 2 bed houses on plots 10,11, 18,19,20,21,27 &28 are proposed as the affordable housing contribution. Strategic Housing are supportive of this mix with a split of 4 x 2 bed houses as rented housing and 4 x 2 bed houses as Intermediate housing for sale.

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.

It would be preferable for the homes to be built to the 'National Space Standards'. As a minimum the affordable homes should be built to 2 beds 4 person at 67sqm.

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.