Online Comment

Application	H17-0236-20
Location	Land to the west of Coalbeach Lane South Surfleet Spalding PE11 4BL
Proposal	Residential development of 60 dwellings

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Address	Housing Strategy
Date Submitted	26-03-20
For/Against	Comments

The developer states in 5.12 of the Design and Access Statement "it is hopeful that this scheme can provide some affordable housing, this is subject to the findings of a viability assessment and the other contributions that are likely to be requested following the standard consultation period. The S106 contributions are therefore to be agreed in due course". Given that this scheme is located within an allocated site in the South East Lincolnshire Local Plan, it would previously have been put forward as a deliverable site at full policy level contributions. Therefore the council should consider carefully whether it would accept a viability assessment on this occasion.

Should the development be permitted the current policy requires about 25% of the development to be provided as affordable housing to meet district wide housing needs. For this development that equates to 15 dwellings.

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. For this development a preferred affordable housing mix would equate to 11 for Affordable Rent, comprising 2 x 1 bedroom houses, 6 x 2 bedroom houses, 2 x 3 bedroom houses and 1 x 4 bedroom house and 4 for Shared Ownership, comprising of 2 x 2 bedroom houses and 2 x 3 bedroom houses. The developer should consider amending their plans to reflect 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 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.