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

Name	Angela Doherty
Address	Housing Strategy

Date Submitted	17-06-21
For/Against	Comments

The developer has submitted a revised affordable housing scheme providing 12 dwellings for affordable housing. This follows the viability assessment whereby the Council's independent assessor concluded that 12 affordable plus other s106 contributions of £246,960 were viable.

For the 12 affordable the developer proposes 8 for rent comprising of 2 x 1 bed houses, 4 x 2 bed houses and 2 x 3 bed houses and 4 for shared ownership comprising of 2 x 2 bed houses and 2 x 3 bed houses. The mix proposed will assist with meeting housing needs in the immediate area and wider district.

It would be preferable for the homes to be built to the 'Nationally Described Space Standards', with the dwellings at least: 1 bed 2 person, 2 bed 4 person and 3 bed 5 person, although this is not a requirement in policy. The plan suggests that the affordable homes will be more than 85% of the NDSS standards and therefore should be of a sufficient size for a Registered Provider to be interested in acquiring.

My previous comments in relation to the s106 agreement and securing a RP remain relevant.