Online Comment

Application	H17-0793-20
Location	Land off Sunnydale Close Surfleet Spalding
Proposal	Residential development of 75 dwellings, with associated garages, road and sewers

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Name	Angela Doherty
Address	Housing Strategy
Date Submitted	21-10-20
For/Against	Comments

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. This equates to 18.75 dwellings, clearly 0.75 of a dwelling cannot be provided so 19 dwellings will be sought. The applicant has submitted viability evidence indicating that the site can only deliver 6 affordable homes, equating to an 8% contribution. This evidence should be independently assessed by the Council at the applicants expense before further commentary can be provided on the affordable housing contributions sought.

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.

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.