

Seymour, Sarah

From: Gedney, David
Sent: 07 July 2015 16:20
To: _planningadvice
Subject: FW: Supporting Information for H21-0484-15

Please scan – supporting info

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From: Martin Melton [mailto:mr.melton@hotmail.co.uk]
Sent: 07 July 2015 11:57
To: Gedney, David
Subject: Supporting Information for H21-0484-15

Dear Mr. Gedney

I'd like to add some supporting information after some research that I feel is important to the decision making of the proposed dwelling.

Policy HS7 - New Housing in the Open Countryside including Other Rural Settlements
Outside the defined settlement limits of Spalding, Area Centres and Group Centres, new housing development will only be permitted where:

- 1) it is proven to be essential to meet the needs of agricultural, forestry or **other workers** and complies with Policy HS12; or*
 - 2) the proposal is for **small scale**, rural exception **affordable housing** that complies with Policy HS9.*
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Affordable Housing

*4.45 The District Council considers the provision of affordable housing to **meet the needs of local people to be one of the most important issues facing it. We are committed to ensuring that local people have the opportunity of a decent home. Some people cannot access the general housing market because their incomes are insufficient, so we will seek the provision of affordable housing to try and address these housing needs.***

4.46 House prices in the District have risen significantly over recent years. They are simply not affordable to many local people. The substantial increase in house prices has not been matched by a

similar increase in wage levels. The Council therefore defines 'Affordable Housing' as being homes provided to meet the needs of people who cannot afford to buy or rent suitable property on the open market and which are therefore homes made available at a rent or price below the normal market level, irrespective of size or type of dwelling, which are affordable (having regard to detailed formulae and other advice in its approved Supplementary Planning Guidance September 2005, which may be reviewed when necessary) and which are made available to meet demonstrated needs in the area (including needs evidenced in its Housing Needs Survey 2003 and updated figures based on the survey).

4.47 Affordable housing can be provided through 3 main routes:

Direct provision by the District Council;

Provision by Registered Social Landlords (RSLs) or Charities; or

Provision by Private Developers.

I believe we are in accordance with HS7.

I'd like to make a few points to why I'm convinced we are.

*affordable housing to **meet the needs of local people to be one of the most important issues facing it. We are committed to ensuring that local people have the opportunity of a decent home.***

We are a local family only able to rent the type of property we currently have. We can only afford a small mortgage due to my partner and I being self-employed, on low incomes working locally.

The amount of mortgage we can get would not allow us to have the drive we would need for our vehicles and my work trailer. Therefore we are stuck in a rented accommodation. The rent costs approx. £300 more a month than the proposed dwelling mortgage would cost.

To build the dwelling we have submitted would cost us around £75,000.00.

The average house at this price in the this area would not have sufficient off road parking, or the space to store.

Policy HS9 - Rural Exceptions

*On rural sites not identified for development in the Local Plan, affordable housing to meet **local needs may be exceptionally permitted**. Proposed 'exceptions site' development must:*

- 1) meet an identified local need and be of an acceptable size, **and in particular the occupant of each dwelling should meet the definition of local housing need**;*
- 2) be subject to an agreement which ensures that it remains as affordable housing for local people and for second and subsequent owners / occupiers; and*
- 3) be in scale and character with the settlement in which it is to be located.*

The sustainability of proposals will be critically assessed with reference to our settlement services and facilities survey and spatial strategy.

- 1) The size of the build is a modest 10m x 10m allowing the house to fulfil our needs, with an added room to extend our family. Something we are unable to do at the moment, as we don't have the spare room. My partner and I meet the local housing needs due to our income and local work.
- 2) I believe the council should approve the plans with a condition that we remain the occupants of the building and do not sell. This would show that we have done this for an affordable reason and not to make money. Keeping the dwelling under 'affordable housing'.
- 3) The plans shows a small-scale building surrounded by land. This reflects many builds throughout Tydd Gote and surrounding areas, such as Robin Hood Cottage, South East of the proposal.

We want to become more self-sufficient and not rely on a superstore to do our weekly shop. The land surrounding the dwelling would allow us to add an orchard for fruit, vegetable patch, live stock and a barn. (See attached plan).

Policy HS12 - Agricultural, Forestry and Other Workers' Dwellings

*Proposals for new permanent agricultural, forestry and **other workers'** dwellings outside defined settlement limits will only be permitted where all of the following criteria are satisfied:*

- 1) It can be demonstrated that the accommodation needs cannot be met or located within defined settlement limits or through the re-use of a suitable traditional building or the extension of or adaptation of another dwelling on the unit. The history of the original holding will be investigated to establish whether any disposal of dwellings or buildings capable of conversion has taken place which would constitute evidence of a lack of functional need for a further dwelling.*
- 2) It can be demonstrated that the proposed accommodation is essential to the functioning of a financially sound enterprise which has been established for at least three years and that the dwelling is proposed to be located on and used in connection with that unit.*

3) *The size and specification of the dwelling are commensurate with the functional requirements of the unit.*

4) *The proposal would not cause harm to the character and appearance of the landscape and is sited close to existing buildings.*

I believe we also contribute to HS12 though not fully in accordance.

Being a local worker (builder), I need the space to store my work vehicles, tools and trailers. Unable to afford a separate builders yard that is secure the size of the surrounding land would allow for storage of the vehicles, tools and trailers. Being able to live on the same location would allow me to secure and prevent theft easily and affordably.

Also I could build a barn that would allow for storage and provide a workshop to help the productivity of my business and the woodworking I like to do for extra work over the winter period when the construction business slows down due to weather and Christmas.

To summarise I believe that the council can use conditions on approved permission to allow the proposal to be built in accordance with HS7 as we are only trying to build an affordable house for ourselves to live more sustainably.

Thank you for your time. Mr. Martin Melton