# Online Comment

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| **Application** | H22-0231-20 |
| **Location** | Land off Dean Close/Small Drove Weston Spalding |
| **Proposal** | Modification of 106 Agreement to reduce level of affordable housing units from 33% to 25% (planning approval H22-0202-16) |

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| **Name** | Angela Doherty |
| **Address** | Housing Strategy |
| **Date Submitted** | 26-03-20 |
| **For/Against** | Comments |

This application is proposing to reduce the affordable housing contribution of 33.3% that was secured by means of a Section 106 Agreement in August 2017, to a reduction of 25%. This reduced contribution is in line with the current policy requirement of the South East Lincolnshire Local Plan of about a 25% affordable housing requirement.

The applicant is proposing ten of the affordable homes for Affordable Rent, comprising of 4 x 1 bedroom houses, 4 x 2 bedroom houses and 2 x 3 bedroom houses and five of the affordable homes for Shared Ownership, comprising 2 x 2 bedroom houses and 3 x 3 bedroom houses. The Affordable Rent and Shared Ownership are both recognised affordable tenures within the affordable housing definition as described in Annex 2 of the National Planning Policy Framework dated February 2019.

The mix proposed however does not quite conform to the recommended tenure split for the affordable of 70% for rent and 30% for intermediate housing for sale in Policy 18: Affordable Housing of the Local Plan. A preferred mix which would accord with policy would be for the developer to provide 11 for Affordable Rent and 4 for Shared Ownership. Is the developer able to amend the plans to reflect this? If this is not possible then can they explain their rationale, and if necessary a viability assessment may need to be undertaken.

The other affordable obligations within the Section 106 Agreement remain relevant including the developer transferring the affordable homes to a Registered Provider. 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.