

Online Comment

Application H22-0398-18
Location Land off Small Drove Weston Spalding PE12 6HU
Proposal Residential development comprising 34 dwellings

Name Angela Doherty
Address Housing Strategy

Date Submitted 04-06-18
For/Against Comments

Should the development be permitted the current policy requires 1/3 of the development to be provided as affordable housing to meet district wide housing needs. However, given the direction of travel with the soon to be adopted emerging Local Plan, which requires 1/4 of the development to be provided as affordable housing based on viability evidence within the Whole Plan Viability study, Strategic Housing recommends that 1/4 (25%) of the development should be provided as affordable housing. Given that the applicant is proposing additional affordable housing to deliver the whole scheme as affordable housing, Strategic Housing is fully supportive of this to meet district wide needs.

The affordable mix suggested of providing 16 of the homes for Affordable Rent (4 x 1 bed bungalows, 4 x 1 bed houses and 8 x 2 bed houses) and 18 for Shared Ownership (6 x 2 bed houses, 4 x 2 bed bungalows and 8 x 3 bed houses) broadly fits with the mixes recommended in the Strategic Housing Market Assessment (2014 & 2017 update).

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 and design standards.

It would be preferable for the homes to be built to the 'National Space Standards'. As a minimum the affordable homes should be built to the former Housing Corporation Design and Quality standards which for this development would be at least:

1 beds 2 person 45sqm
2 beds 4 person 67sqm
3 bed 5 person 82sqm

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