

Online Comment

Application	H22-1249-21
Location	Land North West of High Road Weston Spalding
Proposal	Residential development for the erection of 150 dwellings and associated open space and infrastructure - re-submission of H22-1135-20

Name	Angela Doherty
Address	Housing Strategy

Date Submitted	17-02-22
For/Against	Comments

Within the February Housing Statement the applicant states that 38 affordable homes will be provided, equating to 25% of the development. The tenure mix proposed is for 27 Rented homes, comprising of 8 x 1 bed houses, 12 x 2 bed houses, 6 x 3 bed houses and 1 x 4 bed house and 11 Shared Ownership homes comprising of 4 x 2 bed houses and 7 x 3 bed houses. This mix differs slightly from the previous suggestions from Strategic Housing but would still assist in meeting housing needs and broadly accords with policy.

The applicant has referenced First Homes elsewhere in the application but has not included them within the statement or site plan. Given the pre-application engagement with the applicant if the applicant would prefer to deliver the affordable home ownership element as Shared Ownership this is likely to accord with national and local policy.

The applicant has amended the house type for the 1 bed houses so that they now meet at least 85% of the Nationally Described Space Standards, meaning that they along with the other house types are likely to fulfil the minimum sizes the Registered Providers seek when acquiring affordable homes secured through developer contributions.

The previous comments from Strategic Housing in relation to the s106 and nominations remain relevant.