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From: Jolley, David <David.Jolley@boston.gov.uk> On Behalf Of Housing Strategy

Sent: 27 March 2024 13:50

To: planning <planning@boston.gov.uk>

Subject: RE: Planning Application ref; B/24/0121 ; Agricultural land adjacent to White House Lane, Fishtoft, Boston, PE21 0BE

Hi

Please find attached comments from housing strategy.

Kind regards

Dave

B/24/0121 East of White House Lane, Fishtoft.

Thank you for consulting the Local housing Authority on this full planning application. Please see the comments below in relation to the affordable housing provision.

This application is a revision of previously approved outline application B/18/0012. This proposal is for a greater number of dwellings up from 83 to the now proposed 102 residential units.

This application proposes 21 affordable units which equates to 20% affordable housing which would meet the planning policy requirement for Boston Borough Council.

The local plan states that affordable homes should be provided at a ratio of 75% affordable rent and 25% affordable housing for sale, therefore I request that the tenure mix is altered to 15 affordable rent and 6 first homes.

In relation to the size and tenure of the affordable housing units the following units have been identified:

2 x 1 bed 2 person, 5 x 2 bed 3 person, 5 x 3 bed 5 person and 2 x 4 bed 6 person for affordable rent and 2 x 1 bed 2 person, 2 x 2 bed 3 person and x 3 bed 5 person units for First Homes.

Having considered the demand for Fishtoft I would request that all the 1 bedroom properties are offered as affordable rental and that the mix of affordable rental properties is altered slightly to the following;

4 x 1 bed, 6 x 2 bed, 3 x 3 bed and 2 x 4 bed for affordable rent and 3 x 2 bed and 3 x 3 bed as First homes.

The affordable homes statement lists the location of the affordable units within the site and meets the clustering requirements. However for clarity we request a proposed site plan with the location of the affordable dwellings shown so that this can be appended to the S106 agreement.

For information, Registered Providers require the properties to meet a minimum of 85% of National Design Space Standards. Single bedrooms should also be suitable for an adult to occupy and should therefore have a floor area of at least 6.5m<sup>2</sup> to comply with section 326 of the Housing Act 1985.

If planning permission is granted the applicant should also seek to secure a Registered Provider for the affordable dwellings at the earliest opportunity. The Housing Strategy Team can provide a list of RPs with stock in the local area should the applicant require this.

To summarise, the Local Housing Authority is currently unable to support this application unless the proposal is amended in accordance with the comments above.

We are always happy to discuss the requirements for affordable homes to assist developers and their agents with their applications.