Online Comment

Application	H02-0299-16
Location	Land off James Road Crowland
Proposal	Proposed residential development of 58 dwellings

Name	Angela Doherty
Address	Housing Strategy
Date Submitted	10-01-17
For/Against	Comments

The applicant submitted viability evidence which was independently verified by the District Valuer. They concluded that four scenarios were viable dependant on the level of education and NHS contributions, these are as follows:

1)17 units (33%) with no education contribution and a reduced NHS contribution of £21,000
2)16 units (31%) with no education contribution and full NHS contribution of £25,725
3)13 units (25%) with full education and NHS contributions
4)14 units (27%) with full NHS contribution and reduced education of £115,000

In Strategic Housing our preference would be to maximise the delivery of affordable housing with option 1 but appreciate that there will be other political priorities.

The applicant has submitted amended plans delivering 13 affordable dwellings. If this option is preferred, the Council would look to secure 2 x 1 beds and 5 x 2 beds for Affordable Rent and 3 x 2 beds and 3 x 3 beds for Intermediate/ Shared Ownership.

It would be preferable for the affordable housing to be secured in a s106 agreement.