Online Comment

Application	H02-1055-21
Location	Former Allotments James Road Crowland
Proposal	Modification of 106 Obligation in accordance with viability assessment by J R Maxey dated 19 May 2021 relating to planning approval H02-0039-19

Name	Angela Doherty
Address	Housing Strategy
Date Submitted	29-10-21
For/Against	Comments

The scheme currently benefits from a planning consent that includes provisions for 12 of the 49 dwellings to be affordable. This application requests to amend this citing that no affordable housing can viably be delivered.

Policy 18: Affordable Housing recognises that the proportion of affordable housing that can be provided on market housing sites may vary according to the site specific considerations and cites viability, other infrastructure and the type of affordable housing need to be met as specific reasons. Using information from the Strategic Housing Market Assessment (2015 & 2017 update), Housing Needs Assessment 2021 and Housing Register data there is an evidenced need for additional affordable homes within Crowland and the wider South Holland district.

Therefore the applicants viability evidence should be independently tested by the Council to determine what level of contributions can viably be delivered, at the applicants cost. If that demonstrates that reduced contributions are necessary to support the schemes viability, the authority should consider which contributions to prioritise and not necessarily prioritise the other contributions above the affordable housing delivery.