

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H05-0723-18 **Applicant:** D & R Property Services Ltd

Proposal: Modification of 106 Agreement relating to Affordable Housing (Planning Permission H05-0308-17).

Location: 184 Fleet Road Fleet Hargate Spalding

Terminal Date: 15th November 2018

Planning Policies

Local Plan July 2016:

HS8 Affordable Housing

National Guidance

National Planning Policy Framework 2018

Section 5

PPG

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Full planning permission was granted for 23 dwellings in February 2018 subject to a S106 planning obligation relating to affordable housing and education. This application is to vary the S106 to make all affordable units shared equity, plus a financial contribution of £53,202 before the sale of the last 2 houses.

Representations

Strategic Housing - Supported

Material Planning Considerations

Strategic Housing have indicated that they have been working with the developer to attract a Registered Provider to deliver the affordable homes identified to best meet housing needs (3 x rented and 2 x intermediate). Unfortunately, none of the local RPs has the capacity within their current development programmes to acquire the units this year with the mix specified. In light of this they support the request to amend the tenure mix to all Intermediate (Shared Ownership) to allow a RP to deliver them on-site. As they are likely to attract a higher transfer value for the Intermediate units, they have also requested an off-site contribution of 53,202 index linked if not paid within 12 months of the signed deed of variation.

The deed of variation has now been completed.