

Online Comment

Application H09-0188-21
Location Land off Wignals Gate Holbeach Spalding
Proposal Residential Development comprising 34 dwellings and associated works.

Name Angela Doherty
Address Housing Strategy

Date Submitted 14-10-21
For/Against Comments

Should the development be permitted Policy 18: Affordable Housing requires about 25% of the development to be provided as affordable housing to meet district wide housing needs. This policy also states 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 Holbeach and the wider South Holland district. However, for this development, including the 77 permitted scheme- planning reference H09-0872-18, the applicant has submitted viability evidence stating that policy compliant developer contributions are unviable and only 8 affordable dwellings can viably be provided, including 4 that have already completed. This 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.