

Online Comment

Application H09-0242-16
Location Station Street Holbeach Spalding PE12 7LF
Proposal Erection of 12 dwellings with associated works.

Name Angela Doherty
Address Housing Strategy

Date Submitted 28-06-16
For/Against Comments

If the development is permitted the council would usually require 1/3 of the development to be provided as affordable housing to meet district wide housing needs. However, the developer has submitted viability evidence which has been assessed by the District Valuers Office to demonstrate that the provision of 1/3 affordable housing on this scheme is not viable.

The District Valuer offers three outcomes for the Planning Officer/ Committee to consider. These are as follows:

- 1) With full education contribution of £36,000 33.3% affordable housing is unviable
- 2) With full education contribution 8% affordable housing (1 shared ownership unit) is viable
- 3) With a full education contribution of £36,000, and with all on site houses being disposed at market value, an off-site contribution of £43,400 is reasonable.

Option 2 would be preferable for Strategic Housing and the developer concurs with this.

Affordable housing has the meaning as defined in Annex 2 of the National Planning Policy Framework 2012 or any amendment or supplemental guidance issued thereof, and should be secured through a s106 agreement.