Online Comment

Application	H09-0276-19
Location	Land rear: Fen Road Holbeach Spalding
Proposal	Erection of 83 dwellings with associated garaging, roads and sewers

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Name	Angela Doherty
Address	Housing Strategy

Date Submitted	21-08-20
For/Against	Comments

The applicant has challenged the viability of delivering policy level contributions on the scheme. This has been independently tested by CP Viability who have concluded that there are 5 scenarios that are viable. These are:

1. 7 affordable (8.4% comprising 4 rent & 3 shared ownership) with the full contributions provided on all other obligations;
2. 19 affordable (22.9% comprising 13 rent & 6 shared ownership) with the full contributions provided on all other obligations whereby revenue have increased 5%;
3. 0 affordable and less other contributions whereby revenue has decreased 5%;
4. 18 affordable (21.7% comprising 12 rent & 6 shared ownership) with no other contributions, and
5. 12 affordable (14.5% comprising 8 rent and 4 shared ownership) with half contributions provided on all other obligations.

There is no evidence to suggest that revenue will either increase or decrease by 5% so would suggest options 2 and 3 are discounted.

The applicant is pushing for option 1, and has submitted plans demonstrating that they will provide 7 affordable, comprising of 4 rent (2 x 1 bed houses, 1 x 2 bed house and 1 x 3 bed house) and 3 shared ownership (2 x 2 bed houses and 1 x 3 bed house). With option 1 it is only the affordable housing that has the policy requirements reduced. Strategic Housing can evidence that there is a need for additional affordable homes in that location, and therefore option 4 would help to address that need. However, option 5 provides a mix of all contributions, whereby all have a reduction to some extent. The distribution of the contributions sought should be determined by the Local Planning Authority, taking into account the priorities for the local area.

All previous comments remain relevant for securing the affordable housing and transferring to an Affordable Housing Provider.