Online Comment

Application	H09-1172-20
Location	Daisy Road Holbeach PE12 7HZ
Proposal	Erection of a 66 bed two storey care home for the elderly with access, car parking and associated works.

Name	Angela Doherty
Address	Housing Strategy
Date Submitted	18-02-21
For/Against	Comments

The application proposes a class C2 care home, therefore affordable housing contributions should not be sought.

The applicant states that this application is within the 2nd phase of Holbeach Meadows which has a REM planning consent- H09-0331-17; replacing 12 of those with this 66 bed care home. That planning consent for 330 homes, albeit through a different developer was subject to a viability assessment prior to the permission granted which determined through an independent assessor that due to the level of infrastructure required no affordable homes could viably be provided, and therefore none were secured. As this application alters the mix of housing provided the Council could consider revisiting the viability with that developer to determine whether any further contributions can be sought.