

Online Comment

Application H14-0956-16
Location Spalding Road Pinchbeck Spalding PE11 3UD
Proposal Proposed residential development of 10 dwellings

Name Angela Doherty
Address Housing Strategy

Date Submitted 25-07-17
For/Against Comments

Should the development be permitted the Council will require 1/3 of the development to be provided as affordable housing. 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. The affordable contribution should be provided with a tenure split of 70% in favour of Affordable Rent and 30% Intermediate low cost home ownership dwellings.

Given this site will be accessed by a long private access road, it is likely to incur high service charges which would therefore lead to affordability and practicality issues from an affordable housing provider perspective. Therefore in this scenario and truly as an exception, Strategic Housing would be supportive of a financial contribution in lieu of on-site provision. The formula for this contribution is as follows:

Developer contribution $A = B \text{ less } C$

A = the affordable dwelling payment

B = the affordable dwelling open market value as determined by an independent expert and agreed by all parties

C = the affordable housing transfer values as determined by an independent expert and agreed by all parties

The off-site contribution will be calculated by the independent expert when no more than 60% of the market has completed and will be paid in full to the relevant council when no more than 85% of the market has completed. The developer will reimburse the relevant council for the full cost of the independent valuation, in all but exceptional circumstances.

I have calculated a rough estimate of what the developer contribution may be based on an affordable mix of 2 x 2 bedroom houses for Rent and 1 x 3 bedroom house for Intermediate and 0.33 contribution. Using current sales values and affordable transfer values this provides an estimate of £270,000. We won't know what this exact figure is until the independent expert calculates it when approximately 60% of the development has been completed. The developer has agreed to this proposal and a s.106 will need to be drafted to secure this financial contribution.