

Online Comment

Application	H16-0739-19
Location	2 CELANDINE CLOSE SPALDING PE11 3HN
Proposal	Discharge of Section 106 Agreement to allow 2 Celandine Close to be sold as an unrestricted open market property

Name	Angela Doherty
Address	Housing Strategy

Date Submitted	23-08-19
For/Against	Comments

The property was secured as a low cost market dwelling through Broadgate Homes in 2011. There is no set discount for the value of the property, but it must be sold to a person in 'local housing need' which will in effect lead to a reduction in the value. The product would not meet the current NPPF 2019 definition of affordable housing.

The current owner has been attempting to sell the property since 31 October 2018 and has provided evidence that there has been a lack of interest, partially due to the nature of the product. There is also no cascade mechanism within the planning agreement that secured this product in 2011.

Given the above factors Strategic Housing supports the removal of the planning obligations which in turn allows the current owner to sell the property on the open market free of any restrictions.

In other situations where a planning obligation is being removed the council may request a financial contribution in lieu of on-site delivery, however on this occasion given the nature of the product the advice from the council's legal service has been that they do not consider that there is any payment that the Council can recover from this.