Online Comment

Application	H17-0236-20
Location	Land to the west of Coalbeach Lane South Surfleet Spalding PE11 4BL
Proposal	Residential development of 60 dwellings

Name	Angela Doherty
Address	Housing Strategy

Date Submitted	09-11-20
For/Against	Comments

Should the development be permitted Policy 18: Affordable Housing requires about 25% of the development to be provided as affordable housing to meet district wide housing needs. This policy also states that the proportion of affordable housing that can be provided on market housing sites may vary according to the site specific considerations and cites viability, other infrastructure and the type of affordable housing need to be met as specific reasons.

The developer has submitted viability evidence stating that the affordable and other policy contributions are unviable at the policy level. The council has assessed this evidence using an independent viability expert, which indicates that the affordable and other contributions are deliverable at policy level contributions, therefore the full affordable contribution of 25% is sought.

The affordable mix sought in the comments from Strategic Housing on 26 March 2020 have been appraised, concluding that 11 for rent, comprising 2 x 1 bed houses, 6 x 2 bed houses, 2 x 3 bed houses and 1 x 4 bed house and 4 for shared ownership, comprising 2 x 2 bed houses and 2 x 3 bed houses is viable. The applicant should consider amending their plans to deliver this affordable mix.

All of the other comments from 26 March 2020 also apply.