DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H17-0510-18**	**Applicant:**	**Seagate Homes Ltd**
Proposal:	Residential development of approximately 30 dwellings approved under H17-0562-16 - Modification of Condition 6 relating to affordable housing		
Location:	Land Off Station Road Surfleet Spalding		
Terminal Date:	20th December 2018		

Planning Policies

Local Plan July 2016:

National Guidance

National Planning Policy Framework 2018

Section 5 - Delivering a sufficient supply of homes

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	1	0	0	0
WARD MEMBER	0	0	0	0
SHDC INTERNAL	0	0	0	2
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

This is a s73 application to modify Condition 6 of H17-0562-16 relating to affordable housing. Condition 6 requires a minimum of one third of the total residential units to be affordable, in accordance with Policy HS8 of the adopted Local Plan.

However, the Council's stance has evolved more recently in terms of affordable housing given the evidence which supports the soon to be adopted Local Plan (South East Lincolnshire Local Plan, SELLP). This indicates that 25% affordable housing provision is capable of being delivered on major residential developments and this requirement is incorporated within Policy 18 of the SELLP.

The developer has, however, submitted viability evidence contending that 25% affordable housing cannot viably be delivered. The Council has independently verified this viability evidence, and there is no evidence to support the developer's assertion that 25% affordable housing cannot viably be delivered. The evidence suggests that 8 affordable homes (25%) could be provided in the following mix - 4 x 2 bed for rent and 2 x 2 bed and 2 x 3 bed for affordable home ownership.

It is therefore considered that Condition 6 should be amended to require the provision of 8 affordable units (25%), in place of the previously required one third.