Online Comment

Application	H17-0793-20
Location	Land off Sunnydale Close Surfleet Spalding
Proposal	Residential development of 75 dwellings, with associated garages, road and sewers

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Name	Angela Doherty
Address	Housing Strategy
Date Submitted	05-03-21
For/Against	Comments

The applicant has provided evidence to support their assertion that policy compliant levels of affordable housing and other contributions cannot viably be delivered. This has been independently assessed by a viability expert that concludes that 11 affordable dwellings, 14.67%, is viable with other contributions of £197,000.

The applicant has proposed 3 x 1 bed houses, 5 x 2 bed houses and 3 x 3 bed houses for the affordable housing mix as per plan 1280-003-REVK-planning layout. This shows 3 x 1 bed houses attached to a market 1 bed house which may make it challenging for a Registered Provider to manage and a vendor purchasing the market dwelling attached to the affordable. Therefore the applicant may wish to consider revising the plans to deliver 4 x 1 bed houses, 3 x 2 bed houses and 1 x 3 bed house for Rent and 2 x 2 bed houses and 1 x 3 bed house for Shared Ownership. If they do not wish to amend these plans and keep the affordable plots as identified then the preferred mix would be for 3 x 1 bed houses, 3 x 2 bed houses and 2 x 3 bed houses for Rent and 2 x 2 bed houses and 1 x 3 bed house for Shared Ownership.

My previous comments in relation to this application relating to the s106, space standards and finding a Registered Provider to acquire these affordable homes remain relevant.