Online Comment

Application	H20-0947-21
Location	Land adj. Havencombe Chapelgate Sutton St James PE12 0EF
Proposal	Residential development comprising 30 dwellings with associated estate roads, landscaping & open space

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Name	Angela Doherty
Address	Housing Strategy
Date Submitted	22-09-21
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.

Using information from the Strategic Housing Market Assessment (2015 & 2017 update) and Housing Register data there is an evidenced need for additional affordable homes within the district, however for this development the applicant
has submitted viability evidence stating that the affordable contributions are unviable. This evidence should be independently tested by the Council, at the applicants' expense to determine what level of
contributions can viably be delivered. If that
demonstrates that reduced contributions are necessary to support the schemes viability, the authority should consider which contributions to prioritise and not necessarily prioritise other developer contributions above affordable housing delivery. Strategic Housing should be consulted on the affordable housing mix to be assessed in the independent viability assessment.