

CORRECTION - DC/19/04128

The section relating to affordable housing should have contained the following information:

During the application process, the applicant submitted a viability appraisal, stating that if the required affordable housing were provided, then the scheme would not be viable.

This was due to various factors, including the site having a high Existing Use Value (EUV) as well as abnormal costs such as archaeology, piling, contamination and drainage, as well as the provision of footways. These abnormal costs total in the region of half a million pounds.

The applicant's claims were checked by the District Valuer and, after some correspondence between the two parties, the conclusion was that the scheme could provide £100,889. Given the unlikelihood of a Registered Social Landlord being interested in on-site provision at this level, the solution is to pay a commuted sum towards affordable provision in Babergh District.

Our Strategic Housing Officer has responded:

"I confirm that, based on the findings of the District Valuer, I accept the commuted sum contribution in lieu of affordable housing on site. This is a position we would not normally endorse, but on this occasion accept. Please also note that we are disappointed that we have lost 5 affordable homes particularly as the applicant clearly stated in their application that they were proposing them to be delivered.

The requirement will be to spend on affordable homes within Babergh."

This change does not affect the recommendation for approval, but the first paragraph should be reworded to the following:

(1) Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Chief Planning Officer to secure:

- Contribution towards affordable housing, as advised by the District Valuer.

(the reference to the five units is, therefore, removed).