

Huntingdonshire Local Plan to 2036 Examination

Matter 10: Key Service Centres

Note for the Inspector Regarding Viability in Somersham

Huntingdonshire District Council

28 September 2018

At the Matter 10 hearing session (held on 18 September 2018) the Inspector requested further information in relation to the change in viability status for site SM1: College Farm, West of Newlands Industrial Estate, Somersham.

The Council's matter 10 written statement for site SM1 noted in paragraph 5.24 that:

"The viability work within INF/04 indicate the typologies that this site falls into generally show a reasonable level i.e. 25-30% of viability."

As discussed at the matter 10 hearing session, it can now be demonstrated that site SM1: College Farm, West of Newlands Industrial Estate, Somersham is likely to experience high levels of viability. The Inspector requested further information to justify this claim and is provided below:

Allocation SM2: Newlands, another greenfield site of similar size and density (located close by) obtained a planning consent with a signed S106 Agreement in November 2017 (15/00917/OUT), achieving 40% affordable housing.

Due to the similarities with sites SM1 and SM2 and recent evidence to demonstrate the approval of policy compliant affordable housing it can be assumed that site SM1 will also now provide policy compliant affordable housing.