Online Comment

Application	H15-1066-21
Location	Land Off St Margarets Quadring Spalding PE11 4PR
Proposal	Residential Development Comprising of 36 Dwellings

Name	Angela Doherty
Address	Housing Strategy
Date Submitted	30-11-21
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), Housing Needs Assessment 2021 and Housing Register data there is an evidenced need for additional affordable homes within Quadring and the wider South Holland district. However, for this development the applicant has submitted viability evidence stating that the affordable contributions and other developer contributions are unviable. This evidence should be independently tested by the Council 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 the other contributions to the detriment of the affordable housing delivery.