# Online Comment

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| **Application** | H22-1135-20 |
| **Location** | Land to the North West of High Road Weston Spalding |
| **Proposal** | Residential development for the erection of 150 dwellings and associated open space and infrastructure |

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| **Name** | Angela Doherty |
| **Address** | Housing Strategy |
| **Date Submitted** | 12-01-21 |
| **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 despite Design and Access Statement and Housing Statement stating that 25% affordable housing will be provided, the applicant has submitted viability evidence stating that the affordable contributions are unviable and only £383,000 can be provided to support the other contributions. 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 education and NHS contributions above affordable housing delivery.