

Strategic Housing Comments – 4/24/2161/DOC

It is noted that the affordable housing provision for this site will be 10% in line with current policy, which will provide 9 dwellings. The proposal is for these to be discounted sale properties at no more than 80% of market value, though some will need to be delivered as First Homes, at no more than 70% of market value. As those in housing need continue to experience issues around cost of living it would be desirable to see all the affordable provision made available at 70% of market value.

This would be permissible under the applicable discounted sale scheme, which requires a discount of 'up to 80%' and confirms the criteria to be used for 'qualifying people' for the dwellings and the cascade around local connection.

The mix of housing in this development does provide enough 2 and 3 bed dwellings to meet the requirements set out in the SHMA, and these will appeal to residents who are looking to buy for the first time as well as those wanting to downsize. Overall, there is a good mix of property sizes that will have general appeal.

24/06/2024