Online Comment

Application	H22-0733-19
Location	Off High Road Weston Spalding PE12 6JU
Proposal	Residential development (re-application of H22-0190-19)

Name	Angela Doherty
Address	Housing Strategy

Date Submitted	23-08-19
For/Against	Comments

This application suggests that two of the four dwellings will be affordable housing and cites Policy 19: Rural Exception Sites in support of the development. Before Strategic Housing can pass further comment there are a number of queries that I would like to pose to the applicant, which are as follows:

1) As per one of the criteria in the Rural Exception Sites policy I'd be keen to understand what evidence they are using to justify that this scheme is meeting an identified local need. There are a number of affordable homes planned for Weston, through the council led scheme at Small Drove and s.106 delivery on permitted and allocated sites so how does this scheme link with all of those?

2) As per another criteria in the Rural Exception Sites policy I'd be keen to understand what pre application engagement has taken place with the local community?

3) The policy also states that where it is demonstrated that a proportion of market housing is necessary to cross subsidise the specific identified housing need, the housing market proportion will be 50% or less. What evidence have they or can they provide to demonstrate that the market housing is needed?

4) I'm aware that an Almshouse is owned and managed by a charitable organisation. Can they please advise what they propose the tenure of these almhouses to be and demonstrate how they comply with the NPPF 2019 affordable housing definition.

Once they have responded on these points I will be able to comment further.