

Online Comment

Application H22-1072-22
Location Land North West of High Road Weston Spalding
Proposal Modification of 106 Agreement for the inclusion of 2 dwellings as First Homes (in addition to the existing affordable housing requirements set out in the S106) - planning approval H22-1249-21

Name Elaine Ferguson
Address Housing Strategy

Date Submitted 15-11-22
For/Against Comments

Re H22-1072-22 Modification of S106 Agreement for the inclusion of 2 dwellings as First Homes in addition to existing affordable housing requirements set out in S106 - planning approval H22-1249-21

The S106 relating to planning approval H22-1249-21 provides for 38 Affordable Homes, 27 Affordable Rented and 11 Intermediate - Shared Ownership. On the site northwest of High Road, Weston. The current application H22-1072-22 requests the modification of the S106 to include a further 2 Affordable Intermediate Homes - First Homes.

From 28 June 2021, a home meeting the criteria of a First Home will also be considered to meet the definition of affordable housing for planning purposes.

Persimmon are developing the site at Weston and Persimmon Homes have been working in partnership with Homes England to deliver First Homes as part of Homes England Early Delivery Programme Phase 1. Persimmon Homes were awarded 100 market plots to be converted to the discounted tenure of First Homes. The 2 plots at Weston are part of Phase 2 Homes England Early Delivery programme under which Persimmon Homes gained additional market plots, in excess to the original 100-unit programme, to convert to First Homes.

Persimmon Homes have stated the First Homes are plots 5 and 6 Almouth style 2 bed houses. The Housing Needs Assessment information indicates there is intermediate need to accommodate 2 First Homes 2 x 2 bed homes. In this instance the intermediate affordable First Homes will be a welcome addition to the 27 Affordable Rented Homes and the 11 Intermediate Shared Ownership Homes.