

Internal consultation response

Internal Consultation response

Site Location: Land at Sodbury Road Wickwar

Application Number: P22/01300/O

Consultation response from: Tracey Price Strategic Housing Enabling

Recommendation: No objection subject to the following:

Enabling Comments

- Further to Housing Enabling's comments dated the 26th of April 2022 please have regard for the following.
- Housing Enabling previously requested the following affordable housing tenure mix:

Tenure and Type

To meet identified housing need (Wider Bristol SHMA), and in regards to First Homes, the requirements to meet the needs of NPPF & NPPG, the following tenures shall be provided. And based on a requirement for 63 affordable homes the following numbers would be required:

- 71% Social Rent (SR) i.e 45 homes
 - 25% First Homes (FHs) i.e 16 homes
 - 4% Shared Ownership (SO) i.e 2 homes
- Should the applicant perceive issues in the deliverability of First Homes on the application site the council is open to the provision of an alternative Affordable Home Ownership tenure (Shared Ownership) that may offer more appropriate affordability and deliverability and would be housing enabling's preferred tenure option.
- Housing Enabling therefore seeks written confirmation prior the determination of this outline application as to whether the developer proposes to deliver 71% SR, 25% FHs & 4% SO or 71% SR & 29% SO.