

## AGENDA ITEM 8A

### DC/21/01930 LAND TO THE NORTH OF CHURCH ROAD, BACTON

The following comments have been received from the **Strategic Housing Team**:

*'This scheme is a major development proposal and 35% affordable housing is required on site. This equates to 28 units in total, 28 units are proposed.*

*We have noted the revised affordable housing and layout plan and have had further discussions with the applicant on this point. The affordable housing layout whilst located in one main area is in part located within some of the open market element and is supported.'*

Following receipt of additional information the following further comment has been received:

*'We would have hoped for nationally described space standards (NDSS) affordable housing units however that said we accept what is proposed in this instance. Taylor Wimpey (TW) have said they are not required to provide NDSS as there is no policy. Also we would have like to see a more integrated approach to the AH however we have been made aware of the constraints of the site re heritage and local characteristics. Therefore in this instance we accept the layout.*

*We have asked for more 2 bed open market units, it is well known and accepted generally that smaller homes are needed, affordability being the main driver for this. Only yesterday a national report showed that the house price to income ratio averages 1 to 8 across England, locally in MSDC it is approx 1 in 10. However we cannot enforce this point only recommend, TW have chosen to remain with the mix they have proposed which are the majority of 3 and 4 beds. Whilst this is not in our opinion a mix to accommodate the broadest need for first time buyers and downsizers, we will agree to support this scheme.'*