



Please Ask For: Lesley Fargher

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Date: 5 February 2020

Development Management

Development Management,

**Re: 17/01449/MREM - Erection of 225 dwellings comprising 15no. 5 bedroom, 44no. 4 bedroom, 90no. 3 bedroom, 22no. 2 bedroom and 54no. 1 bedroom apartments together with associated landscaping, public open space to include children's play area, highways improvements, a balancing pond and allocation of land for use of the existing primary school (Details to outline application 13/01314/MOUT refers). Land at Westfields, New Road to Kirkdale Lane, Kirkbymoorside**

In response to your consultation on the above application I would comment as follows:

- Housing's comments of the 8 January 2018 still stand in terms of the numbers, mix and the change in the SHMA since the original application. However, as this is a reserved matters application, we understand the new Developer is progressing on the original mix and that they are already in negotiations to contract with a Registered Provider (RP) to take 79 affordable units on the scheme, plus an additional 40 units which will be funded through Homes England, all for affordable housing.
- The units will be as follows:  
  
S106: 10 x 1B1P apartments, 10 x 1B2P apartments, 31 x 2B3P houses, and 12 x 3B5P house for affordable rent: 12 x 3B5P houses and 4 x 4B6P houses for shared ownership.  
  
Homes England funded units: 32 x 3B5P houses and 8 x 4B6P houses for affordable rent with potential to convert to shared ownership depending on demand.
- On the basis the developer is already contracting with an RP to take 114 of the 225 homes, and therefore exceeding the affordable housing requirement on the site, Housing have no further comment to make.

Yours sincerely

Kim Robertshaw  
Principal Specialist People