

Service Director of Economic Growth and  
Housing: Sarah Pearson  
Wakefield One, Wakefield, West Yorkshire,

**Strategic Housing Response on Proposed Development**

To: John Holmes

Date: 31.10.19

App. No: 19/02277/out

Strategic Housing Officer: Kairen Shearon

Applicant:

Phone number : 01924 306665

Location: Town End Pontefract

Description: 22dwellings

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**Standard response**

Housing Services note this site comes within the affordable housing threshold limits and asks that affordable housing provision is made in accordance with the Local Development Framework and Strategic Housing Market Assessment 2016 (SHMA 2016), through a Section 106 agreement

Based on the 22 dwellings proposed the affordable housing element should equate to 7 units - these should be 2 x 24p bed flats and 2 x 1bed2p flats for social rent and 3 x 2bed4p houses for shared ownership.

I understand from the Planning Statement that the developer is hoping to claim none viability and therefore provide no affordable housing.

This is Strategic Housing's initial response, which may be subject to change, as what is agreed will depend upon negotiations that take place between Strategic Housing, and the developer, up to the point of planning permission being granted. Strategic Housing reserve the right to re-negotiate the affordable element of the development up to the point of planning permission being granted.