

## **Housing Strategy Response**

The proposal(s) are supported by an Affordable Housing Statement produced by Tetlow King. This document provides background information on the housing needs nationally and locally and concludes regarding the provision of 30% affordable housing amounting to up to 330 dwellings. Furthermore the submission identifies that a range of tenures will be provided though there is no firm commitment with regard to what the split of tenures would be. Furthermore, the Supporting Planning Statement defers the consideration of the tenure mix and size and type of dwelling to an Affordable Housing Delivery Scheme.

The current policy for the area seeks a tenure split of 70% rent and 30% intermediate provision. From the latest housing needs data and evidence the requirements are clearly in the rental area. The deference to a subsequent Affordable Housing Delivery Scheme gives no confidence that the developer would be willing to meet that tenure split. It is considered therefore that this split should be agreed now rather than deferring to a subsequent submission. It appears highly unusual to seek to defer deliberation of an important material consideration to a later date. This concern is further emphasised by the position which was being portrayed for the previous submission whereby the overall offer for affordable provision was pitched very low on “viability” grounds.

A key requirement of the Penwortham Neighbourhood Plan is for older persons and single storey accommodation at a rate of 10%. It is noted that the Supporting Planning Statement sets an aim of the developer to provide this is subsequent reserved matters. There is a lack of detail on this which would add confidence to this being met with no reference to phasing and delivery. Further detail on how and when such provision will be met is required.