

From: Turnbull, John [REDACTED]
Sent: 24 June 2013 14:30
To: DC Consultation
Subject: [PROTECT]OUTLINE PLANNING APPLICATION - 7 DWELLINGS BURNBANK FARM, TARSET, HEXHAM, NORTHUMBERLAND, NE48 1LY

Dear Sir / Madam,

In respect of the above planning application I confirm the support of Northumberland County Council's Strategic Housing Team.

There is a housing need in this rural area.

The Northumberland County Wide Housing Needs Assessment (2012) was adopted by the council in January 2013 and covers the national park area. Based on the robust evidence found in this assessment there is a need for 242 affordable units a year in Northumberland over the next 10 years. The needs assessment found that 35% of this provision should be in the 'city region' housing market area which broadly equates to the west area of Northumberland with the addition of Morpeth town. The parish of Tarsset and Greystead falls within this market area.

Copies of the Housing Needs evidence can be accessed from the following links:-

[Northumberland Housing Needs Assessment 2012](#)

[Northumberland Sub Area Housing Needs Assessment 2012](#)

The offer of 3 affordable units is supported.

The 2012 Housing Needs Assessment suggests that for the area in which Tarsset and Greystead falls, 70% of new affordable units should be for affordable rent and 30% for intermediate products such as shared ownership. In this particular instance I would support affordable rental for 2 units and shared ownership / intermediate sale for the remaining unit. (I would also support all three units being affordable rental). I would recommend 2 units are 2 bed and the third is a three bed dwelling.

The council seeks the affordable housing to be delivered as per the definition in the National Planning Policy Framework March 2012 Annex 2.

I would recommend a Registered Provider manages the affordable housing and therefore the units to be built to current HCA Design and Quality Standards.

I would recommend a s.106 agreement is used to secure the affordable housing in perpetuity. Priority should be given to local residents in housing need and allocated using the Northumberland Homefinder Common Allocations Policy.

Yours sincerely,

John Turnbull

Housing Enabler (North)

Strategic Housing Services

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