

AFFORDABLE HOUSING STATEMENT

LAND AT LYNCHMEAD FARM, WESTON-SUPER-MARE

JUNE 2020

Introduction

This statement has been prepared by Walsingham Planning (WP), on behalf of Mead Realisations (the Applicant), to support a planning application for residential development on Land at Lynchmead Farm, Weston-super-Mare. The application is for outline planning permission with all matters reserved for future determination, with the exception of access. This proposal is for up to 75 homes which could deliver a provision of 23 affordable homes on this site.

Policy Background

Policy CS16 (Affordable Housing) of the Core Strategy states:

“Affordable housing comprises social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. On-site affordable housing provision will be sought to meet local needs on all residential developments of 10 dwellings or more (or on sites of 0.3 hectare or above). On sites of 5–9 dwellings the council will seek to negotiate either on-site provision or a financial contribution towards the provision of affordable housing.

Within North Somerset the target for the provision of affordable housing is at least 150 dwellings per annum. To reflect identified needs this will be provided as 82% social rented housing and 18% intermediate housing. This proportion will be reviewed in relation to affordable rent and clarified in the revised Affordable Housing SPD.

The precise size and type of affordable housing to be provided on individual sites will be determined through negotiation, guided by the Strategic Housing Market Assessment, data from the housing needs register, and local housing needs surveys. A local lettings approach will ensure that priority is given to local people.

The presumption is that to create mixed and balanced communities affordable housing will be provided on-site without the need for public subsidy. Only in exceptional circumstances where it can be robustly justified, off-site provision or a financial contribution in lieu of off-site provision (of equivalent value) may be acceptable where it contributes to the objective of creating mixed and balanced communities.

The capacity of a site to deliver a level of affordable housing that can be supported financially will be determined by individual site viability analysis. This analysis will take into consideration existing use values, as well as other site specific factors. The assessment will be made having regard to the residual land value once the cost of development has been deducted. There is no upper limit to the potential affordable housing provision or contribution, but a benchmark of 30% will be sought as a starting point. The benchmark is aimed at meeting local need. Local need is not fixed and changes over time and can vary between housing type, size and tenure. The policy refers to currently identified need.

Guidance on the level of contribution expected from sites below the threshold will be set out elsewhere following viability assessment and reviewed on a regular basis.”

Required Content

The North Somerset Council (NSC) Validation Checklist advises that planning applications for 11 or

more dwellings must be accompanied by an Affordable Housing Statement. The NSC website¹ states that Affordable Housing Statements should set out the following information:

1. The total number of dwellings proposed.
2. The number of affordable dwellings proposed (explain when this is not at least 30% of the total homes).
3. The occupancy split for affordable housing (explain when the split does not meet 82% social housing and 18% intermediate housing).
4. The type of home and number of bedrooms for housing available on the open market.
5. A layout plan showing the location of each affordable home. Include a key showing the type of home and occupancy.
6. An affordable housing schedule detailing:
 - plot number
 - type of affordable home
 - number of bedrooms
 - size per metre squared
 - occupancy
7. Build standards to be used (for example the Code for Sustainable Homes, Lifetime Homes).
8. Delivery method.
9. Information on the affordability of any intermediate affordable housing including type of product, level of equity share sold, level of interest charged on remaining share and open market value.
10. Details of phasing plans if the site is to be built over more than one phase.
11. Any service charges (for example landscaping, unadopted roads, communal areas, management and maintenance).
12. Amount of commuted sum to be paid (if the affordable housing provision is to be provided by an off-site financial contribution rather than on-site units).

Where possible this information is set out below.

1. Total number of dwellings

The planning application is being made in outline and is for up to 75 dwellings.

2. Number of affordable dwellings

The proposed development will accord with Policy CS16 (Affordable Housing) of the Core Strategy which seeks the onsite provision of 30% affordable housing. As the description of development is for 'up to' 75 dwellings the exact number of affordable dwellings will not be known until the total number of dwellings is fixed at the Reserved Matters stage. However, should the final development be for 75

¹<http://www.n-somerset.gov.uk/my-services/planning-building-control/planning/planning-advice/documents-to-support-an-application/statements/affordable-housing-statement/>

dwellings then it will include 23 affordable homes.

3. Tenure

Policy CS16 (Affordable Housing) of the Core Strategy seeks a tenure split of 82% social rented housing and 18% intermediate housing. The proposed development will accord with this requirement.

4. Type and number of bedrooms of the market dwellings

As the application is being made in outline the type and number of bedrooms of the market dwellings will not be fixed until the Reserved Matters stage.

5. Layout plan with the location of each affordable housing dwelling

As the application is being made in outline the location of the affordable dwellings will not be fixed until the Reserved Matters stage. A layout plan cannot therefore be provided at this stage.

6. Affordable housing schedule

As the application is being made in outline the information required to prepare a scheduled (plot number, unit type etc) is not yet available and will not be fixed until the Reserved Matters stage.

7. Building standards

As the application is being made in outline this information has not yet been finalised. However, it will be provided at the appropriate stage.

8. Delivery method

As the application is being made in outline this information has not yet been finalised. However, it will be provided at the appropriate stage.

9. Affordability of intermediate affordable housing

As the application is being made in outline this information has not yet been finalised. However, it will be provided at the appropriate stage

10. Phasing plan

As the application is being made in outline this information has not yet been finalised. However, it will be provided at the appropriate stage.

11. Service charges

As the application is being made in outline this information has not yet been finalised. However, it will be provided at the appropriate stage.

12. Commuted Sum

This is not applicable as the intention is to provide the affordable housing on-site.