



Persimmon Homes Severn Valley

Affordable Housing Statement

Land at Rectory Farm (North), Yatton
North Somerset

March 2023

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1. Introduction

- 1.1 This Affordable Housing Statement has been prepared by Persimmon Homes Severn Valley (PHSV) in support of an Outline Planning Application in respect of Land at Rectory Farm (North), Yatton (“the Application Site”).
- 1.2 The Application Site falls within the administrative boundary of North Somerset Council and lies adjacent to the settlement boundary of Yatton. The site comprises 13.79 hectares of low quality agricultural land.
- 1.3 Yatton is a village well served by a range of facilities including; restaurants, cafés, pubs, and a Co-Op. Within Yatton there is also Mendip Vale Medical Practice and Yatton Dental Centre. Yatton is also served by St Mary’s Pre-School, Yatton C of E Controlled Junior School, with Clevedon Secondary School located approximately 8.5km from the Site.
- 1.4 The Planning Application includes the provision of 50% affordable housing, 20% above the adopted CS16 requirement.

2. Proposed Development

2.1 The Site is comprised of 13.79 hectares of agricultural land adjacent to the settlement boundary of Yatton, North Somerset.

2.2 Outline Planning Permission is sought for up to 190 dwellings as presented in the application's description of development:

“Outline planning application for the development of up to 190 homes (including 50% affordable homes), 0.13ha of land reserved for Class E uses, allotments, car parking, earthworks to facilitate sustainable drainage systems, open space and all other ancillary infrastructure and enabling works with means of access from Shiners Elms for consideration. All other matters (means of access from Chescombe Road, internal access, scale, layout, appearance and landscaping) reserved for subsequent approval”.

2.3 This development would therefore deliver up to 95 affordable homes.

3. Planning Policy

- 3.1 The most relevant policy for affordable housing in North Somerset is Policy CS16 of North Somerset Council's adopted Core Strategy. The Policy establishes a requirement that for residential developments of 10 or more dwellings, 30% of the dwellings should be affordable housing. The Policy sets an annual target of 150 dwellings per annum. As per para 4 of CS16, there is no upper limit on the amount of affordable housing that can be provided by a development.
- 3.2 The emerging Local Plan's latest draft includes Policy DP42 which seeks an affordable housing provision of 40% for eligible developments.
- 3.3 Yatton Neighbourhood Plan, adopted in July 2019, contains a housing objective HO 1; "To promote and maintain a mixed housing stock that includes affordable homes so that future generations can choose to stay in Yatton". The proposed development is in accordance with objective HO 1, through its mix of housing stock and provision of affordable housing.

4. Relevant Planning Appeals

- 4.1 At appeals in 2022, North Somerset Council were found to have a housing land supply position below 5 years. At a planning inquiry for 125 dwellings on Farleigh Fields, Backwell, the Inspector's decision in June set out that the Council had a 3.5 year housing land supply.
- 4.2 At a subsequent planning appeal decision for 61 dwellings at Butts Batch, Wrington (reference: APP/D0121/W/22/3292065), it was common ground between the Council and the appellant that the housing land supply position was between 2.95 and 3.3 years.
- 4.3 A development of 35 dwellings in Old Sodbury, South Gloucestershire, was allowed at a planning appeal, with the decision issued in January 2023. In this appeal, the Inspector stated that because South Gloucestershire Council's historic under-delivery of affordable housing has created a substantial backlog, the 12 affordable dwellings to be delivered as part of the scheme were to be afforded significant positive weight. The Council's housing land supply position, which could have been up to 5.64 years, did not lessen the benefit of this affordable housing provision, given that the target of a 5 year housing land supply is a minimum figure and not a maximum.
- 4.4 This appeal is therefore relevant to this application. Although North Somerset Council's housing land supply was found to be as low as 2.95 years in an appeal in 2022 (reference: APP/D0121/W/22/3292065), even if the Council were to claim it has recovered its position to closer to, or above, 5 years this does not negate the significant benefit of a planning application providing up to 100 affordable homes.

5. North Somerset Council's Affordable Housing Delivery

5.1 There has been a clear and consistent under delivery of affordable housing within North Somerset Council for a number of years. Each year since the re-adoption of the Core Strategy in 2017, the Council has failed to meet the affordable housing requirement of 150 dwellings. The Council has also under delivered on affordable housing in consecutive years since 2015-16, with the shortfall since totalling 285 dwellings. Figure 1 below presents the Council's delivery vs the target established by Policy CS16.

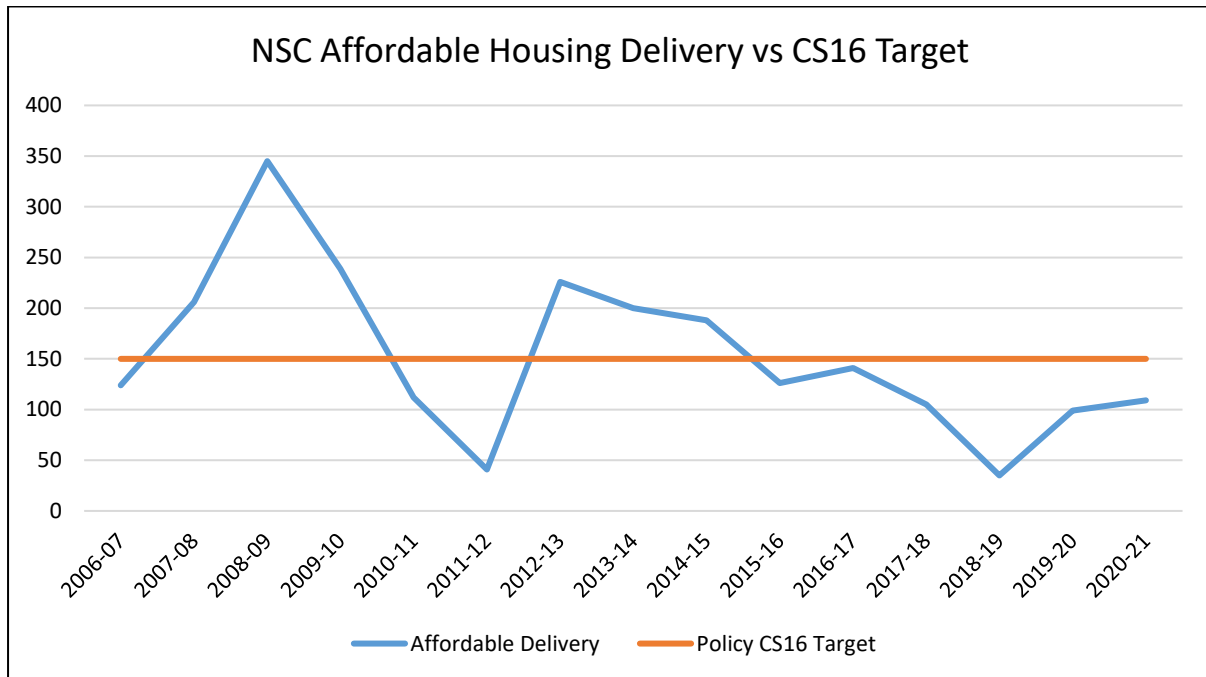


Figure 1 North Somerset Council Affordable Housing Delivery vs Policy CS16 Target

5.2 The failure to deliver adequate levels of affordable dwellings is part of the Council's wider systemic failure to meet its overall housing requirement, which is made evident by the Wrington appeal finding that the housing land supply position could be as low as 2.95 years. North Somerset Council's Authority Monitoring Report 2022, published in March 2023, claims a position of 3.5 year supply, which the Council accept is 'very significant' in their March 2023 Statement of Common Ground for planning appeal APP/D0121/W/22/3313624

5.3 With North Somerset Council in the process of producing a new Local Plan, the latest draft put forward an affordable housing requirement of 320 dwellings per annum, based on the West of England Local Housing Needs Assessment. North Somerset last delivered more than 300 affordable dwellings in 2008-09 and has not come close to that figure since.

5.4 Separately, the Council's Housing Strategy 2022-27 sets a target of 200 affordable dwellings per annum over the five year period. The Council last delivered 200 affordable dwellings in 2013-14.

5.5 These emerging affordable housing delivery targets are clearly ambitious given the Council's record of delivery. Notwithstanding this, the level of affordable housing delivery proposed in this application will make a significant contribution to the Council's adopted and emerging targets.

6. Affordability in North Somerset

6.1 The continued under-delivery of market and affordable housing within North Somerset Council has exacerbated North Somerset's affordability crisis. Figure 2 illustrates how North Somerset's affordability ratio in 2010 was broadly similar to England's and slightly lower than the South West.

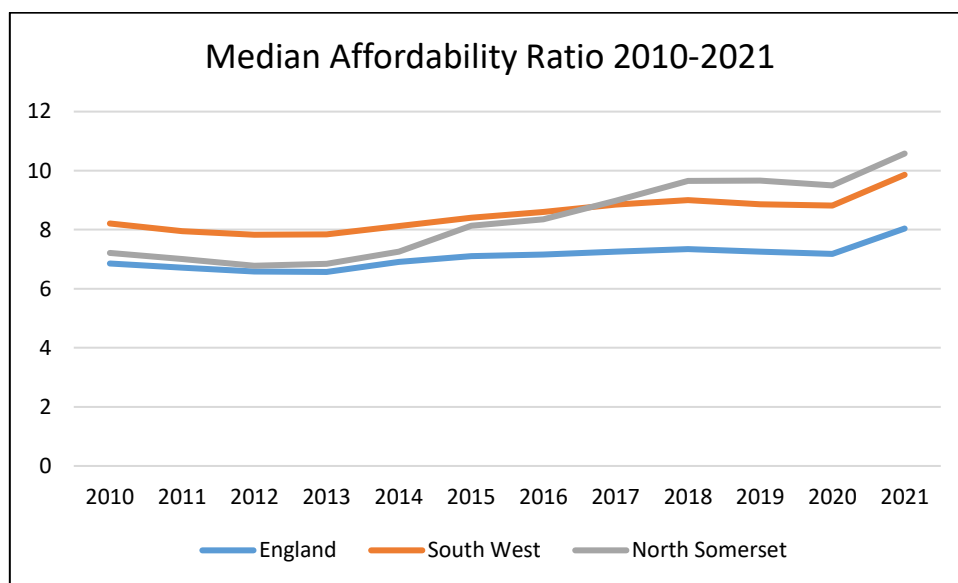


Figure 2 Median Affordability Ratio 2010-2021

6.2 However, since then North Somerset's affordability has only worsened and its affordability ratio is now greater than England's and the South West's. Over this period, while England and the South West's affordability ratios have increased by 17% and 20% respectively, North Somerset's has increased by 47%.

6.3 North Somerset's affordability crisis is severe, and will only be improved through the delivery of new homes, which are not currently being delivered at a rate which meets the Council's housing need.

7. Affordability in Yatton

- 7.1 In addition to considering North Somerset as a whole, it is also worth considering the case of affordability within Yatton itself.
- 7.2 For the year ending March 2022, North Somerset District's median house price was £290,000, 7% greater than the national average of £270,000 (HPSSA Dataset 37 and HPSSA Dataset 9, 2022).
- 7.3 At a local level, Yatton's median house price is even greater than the district's average, at £322,500 for the year ending March 2022. This figure is 11% greater than the median for North Somerset (HPSSA Dataset 37 and HPSSA Dataset 9, 2022) and 19% greater than England's overall median house price.
- 7.4 Yatton is therefore particularly affected by an affordability issue when compared to both national and district wide affordability.

8. Affordable Housing Provision and Mix

- 8.1 It is proposed that the Site delivers 30% of the units as affordable in line with the provision set out in Policy CS16 of the Core Strategy, which is 82% social rent and 18% intermediate housing.
- 8.2 An additional 20% of the units will be delivered as affordable housing, which is proposed to be a combination of shared ownership and First Homes, subject to discussions with the affordable housing officer.

9. Conclusion

- 9.1 It is clear that North Somerset Council's under-delivery of affordable housing created a significant shortfall over the last decade. The Council are seeking to remedy this through raising their annual affordable housing targets and the minimum affordable housing provision to 40%. First, however, the emerging Local Plan containing these targets has yet to be adopted or taken to examination. Secondly, the Council is already failing to meet the lesser affordable housing target in the adopted Core Strategy, and has done so every year since adoption, with the overarching issue of a failure to deliver a 5 year supply of housing.
- 9.2 The delivery of this Application Site with a 50% provision of affordable housing will make a considerable contribution to the emerging affordable delivery targets as well as Council's adopted affordable housing target, which has not been met in the entirety of the Core Strategy's period to date.