

## Featherston, Caroline

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**From:** Plaw, Marcus  
**Sent:** 09 May 2023 11:56  
**To:** 'Kevin Stamper'; MacDougall, Dominic; Lee Bowering  
**Cc:** Hayley Morrish  
**Subject:** RE: Land at Rectory Farm (North), Yatton Application ref: 23/P/0664/OUT

Hi Kevin,

Thank you – that's noted.

Kind regards

Marcus

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**From:** Kevin Stamper <Kevin.Stamper@n-somerset.gov.uk>  
**Sent:** 09 May 2023 11:49  
**To:** Plaw, Marcus <marcus.plaw@persimmonhomes.com>; MacDougall, Dominic <dominic.macdougall@persimmonhomes.com>; Lee Bowering <Lee.Bowering@n-somerset.gov.uk>  
**Cc:** Hayley Morrish <Hayley.Morrish@n-somerset.gov.uk>  
**Subject:** RE: Land at Rectory Farm (North), Yatton Application ref: 23/P/0664/OUT

Thanks Marcus, sorry to be clear, yes we welcome the additional 20% affordable housing you are offering, over the policy compliant 30%, giving 50% affordable housing in total and look forward to looking at the detail.

Regards

**Kevin**

Kevin Stamper  
Housing Development Officer  
Place  
North Somerset Council  
Tel: 01934 42 6061  
E-Mail: [Kevin.Stamper@n-somerset.gov.uk](mailto:Kevin.Stamper@n-somerset.gov.uk)  
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Web: [www.n-somerset.gov.uk](http://www.n-somerset.gov.uk)

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**From:** Plaw, Marcus <[marcus.plaw@persimmonhomes.com](mailto:marcus.plaw@persimmonhomes.com)>  
**Sent:** Tuesday, May 9, 2023 11:37 AM  
**To:** Kevin Stamper <[Kevin.Stamper@n-somerset.gov.uk](mailto:Kevin.Stamper@n-somerset.gov.uk)>; MacDougall, Dominic <[dominic.macdougall@persimmonhomes.com](mailto:dominic.macdougall@persimmonhomes.com)>; Lee Bowering <[Lee.Bowering@n-somerset.gov.uk](mailto:Lee.Bowering@n-somerset.gov.uk)>  
**Cc:** Hayley Morrish <[Hayley.Morrish@n-somerset.gov.uk](mailto:Hayley.Morrish@n-somerset.gov.uk)>  
**Subject:** RE: Land at Rectory Farm (North), Yatton Application ref: 23/P/0664/OUT

Dear Kevin

Thank you for your email.

Just to be clear, may I take from it that you're agreeable therefore to the additional 20% (over and above the policy compliant 30%) as being shared ownership as we proposed? As for the details that you are seeking to understand I am certain that these can be discussed at an appropriate future point in time.

Kind regards

Marcus

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**From:** Kevin Stamper <[Kevin.Stamper@n-somerset.gov.uk](mailto:Kevin.Stamper@n-somerset.gov.uk)>  
**Sent:** 09 May 2023 11:20  
**To:** Plaw, Marcus <[marcus.plaw@persimmonhomes.com](mailto:marcus.plaw@persimmonhomes.com)>; MacDougall, Dominic <[dominic.macdougall@persimmonhomes.com](mailto:dominic.macdougall@persimmonhomes.com)>; Lee Bowering <[Lee.Bowering@n-somerset.gov.uk](mailto:Lee.Bowering@n-somerset.gov.uk)>  
**Cc:** Hayley Morrish <[Hayley.Morrish@n-somerset.gov.uk](mailto:Hayley.Morrish@n-somerset.gov.uk)>  
**Subject:** RE: Land at Rectory Farm (North), Yatton Application ref: 23/P/0664/OUT

Morning Marcus, thanks for the email outlining your affordable housing offer and information, as you point out the number of households registered with HomeChoice is significant and we work with partners to provide suitable affordable homes to meet this demand. Most of these registered households will be seeking affordable housing and social rented will remain our preferred option for all rented dwellings and shared ownership remains the best fit for our low-cost home ownership delivery.

The offer of additional 20% shared ownership properties restricted to 80% equity is welcome, we will need to understand the details and the ownership of the retained equity, but these additional properties will help with our own internal targets on affordable housing numbers.

With regards to the emerging local plan and affordable housing options, we are still considering final viability and the impact on strategies and policies, based on several factors, including feedback from the consultation process, administration and evaluating various sources of data and information.

Please let us know if you can share any further details on the affordable housing you are offering, this will allow for further evaluation and help in discussing these options further as necessary.

Regards

**Kevin**

Kevin Stamper  
Housing Development Officer  
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**From:** Lee Bowering <[Lee.Bowering@n-somerset.gov.uk](mailto:Lee.Bowering@n-somerset.gov.uk)>  
**Sent:** Tuesday, May 2, 2023 12:24 PM  
**To:** Hayley Morrish <[Hayley.Morrish@n-somerset.gov.uk](mailto:Hayley.Morrish@n-somerset.gov.uk)>  
**Subject:** FW: Land at Rectory Farm (North), Yatton Application ref: 23/P/0664/OUT

## Hayley

Please find below the request that I pass Marcus Plaw's email to you in respect of the Affordable Housing split for the proposed development site.

Regards

**Lee Bowering**  
**Principal Planning Officer**  
**Strategic Development Service Team**  
**Place Directorate**  
**North Somerset Council**

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**Email:** [lee.bowering@n-somerset.gov.uk](mailto:lee.bowering@n-somerset.gov.uk)

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**From:** Plaw, Marcus <[marcus.plaw@persimmonhomes.com](mailto:marcus.plaw@persimmonhomes.com)>  
**Sent:** Tuesday, May 2, 2023 11:11 AM  
**To:** Lee Bowering <[Lee.Bowering@n-somerset.gov.uk](mailto:Lee.Bowering@n-somerset.gov.uk)>  
**Cc:** MacDougall, Dominic <[dominic.macdougall@persimmonhomes.com](mailto:dominic.macdougall@persimmonhomes.com)>  
**Subject:** Land at Rectory Farm (North), Yatton Application ref: 23/P/0664/OUT

**FAO Lee Bowering**

Dear Lee

We should be grateful if you would consider the following response and relay to your affordable housing colleagues in Placemaking and Growth.

Dear Sirs

We write as the applicant of the above outline planning application which proposes, inter alia, up to 190 homes (of which 50% will be affordable) and land for Class E uses. This response is made in respect of affordable housing and the Council's internal 'PRO-FORMA FOR SECTION 106 PLANNING OBLIGATION REQUESTS' (dated 17.04.23) that has been passed to the case officer.

Submitted with the planning application and in its support, is an Affordable Housing Statement. The Statement recognises that the level of provision is in excess of the 30% level sought under adopted Local Plan Policy CS16. Indeed, the proportion of affordable homes in the application is higher than the 40% provision sought through the emerging Local Plan (albeit that increased percentage as tabled in the Executive Committee, 2 February 2022, was not evidenced).

In line with the Council's Request, we confirm the proposed affordable tenure split provision for a policy complaint level of 30% affordable homes will be 77% social rent; and 23% shared ownership.

The additional 20% of affordable homes are to be Shared Ownership at 80% market value. This offers further choice and variety to the homes to be made available – as reflected in the NPPF.

The addition of 20% more affordable housing – delivered as shared ownership, should be welcomed and supported with open arms given that the LPA's latest figures show a waiting list of some 2,516 households in 2022 (data from Dept for Levelling UP, Housing and Communities). In the event that this is not supported, the Applicant reserves its position to instead revert back to providing only the policy compliant 30% provision. And if this reduced alternative is supported we should be grateful if this is confirmed in writing and with reasoning given that it will result in the loss of 38 additional affordable dwellings.

Turning to other matters, the following requirements of the Council appear to be based upon 30% level of affordable housing as opposed to an increase to 50% as proposed:

Occupation. Based upon the arrangement outlines above of 30% based on 77% social rent, 23% shared ownership mix with the addition of 20% as shared ownership, this would require further discussion so to ensure that a reasonable occupation condition/agreement can be reached so not to impede the timely delivery of all homes

Distribution. Effective and efficient distribution of affordable homes can be readily achieved. Full details can be presented at the Reserved Matters stage of the planning application – and we trust that this is agreeable.

Finally, in respect of the First Homes not being recognised as a mandatory affordable tenure by the local authority, we do note however that NPPF Annex 2: Glossary does recognise it; as does the North Somerset Local Plan Preferred Options March 2022 emerging Policy DP42.

We look forward to discussing the proposed affordable housing provision with you further.

Kind regards

Marcus

**Marcus Plaw** | Strategic Planning Manager  
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**Direct line** | 01275 396052 | **Switchboard** | 01275 396000 | **Mobile** | 07464 672935  
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