

Outline Planning Permission for up to 40 ~~36~~ dwellings with all matters reserved except for access at Land at Bleadon Hill

Affordable and Accessible Housing Statement

September 2019 ~~Amended November 2020~~



Unit 3
The Old Dairy
Yanworth
Cheltenham
Gloucestershire
GL54 3LQ

tel: 01285 721072

Report Reference: ICS/02-9047/AAHS
Document check/issue record

Version	Approved for issue	Issue to	Date
1	PD	JB	08.08.19
2	PD	NSC	01.09.19
3	PD	NSC	06.11.20

Contents

1. Introduction and purpose of this statement	4
2. Outline of the Scheme	4
3. Policy Context	4
4. The need for Affordable Homes in North Somerset	6
5. Affordable Homes Delivery	7
6. Accessible Homes	8
7. Conclusion	8

1. Introduction and purpose of this statement

This statement has been prepared on behalf of Innova Consulting Services Limited (the “applicant”) to accompany an outline planning application for up to 40 36 dwellings at land at Bleadon Hill, Weston-super-Mare submitted to North Somerset Council (NSC).

This statement sets out the local and national policy context for the delivery of affordable and accessible housing and how this will be achieved within the proposed development.

A number of documents have informed this statement and they include:

- National Planning Policy Framework (NPPF) 2019
- NSC Core Strategy (January 2017)
- NSC Development Management Policies: Site and Policies Plan Part 1 (July 2016)
- NSC Affordable Housing Supplementary Planning Document (November 2013)
- NSC Accessible Housing Needs Assessment Supplementary Planning Document (April 2018)
- NSC Somerset Housing Strategy 2016-2021
- NSC Annual Monitoring Report 2017-2018
- West of England Joint Spatial Plan Topic Paper 6: Affordable Housing
- West of England Joint Spatial Plan Topic Paper 6: Affordable Housing
- West of England Housing Target: The basis for the Housing Requirement in the Joint Spatial Plan (April 2018);
- West of England Housing Target: The basis for the Housing Requirement in the Joint Spatial Plan (November 2016)
- Wider Bristol Housing Market Area Strategic Housing Market Assessment Volumes One and Two (2015)
- Wider Bristol Housing Market Area Strategic Housing Market Assessment Update (March 2018)

2. Outline of the Scheme

The application is an outline planning application for up to 40 36 dwellings with all matters reserved except for access. The details of the layout, design and scale of the proposed dwellings, along with landscaping, will be determined through subsequent Reserved Matters application(s).

The illustrative masterplan submitted with the application demonstrates that a development of 40 36 dwellings, along with the site access and internal road network can be successfully achieved at the site.

3. Policy Context

The National Planning Policy Framework (NPPF) requires the planning system to “significantly boost the supply of homes” which includes the provision of affordable housing. The NPPF advises that within major residential developments at least 10% of the dwellings should be affordable.

The definition of affordable housing is set out within the NPPF as “Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)”. Affordable housing therefore

includes dwellings which are rented under Social Rent or Affordable Rent policies, starter homes, discounted market sales dwellings and shared ownership.

While the NPPF sets a target minimum figure for affordable housing delivery, it is up to each individual Local Planning Authority to set their own target for affordable housing within their area through their local plan. This figure is based upon a range of factors including current and future need, delivery rates, and affordability within the local housing market.

NSC has set a minimum annual target over the Local Plan period (i.e up to 2026) of at least 150 affordable dwellings. Core Strategy Policy 16 (Affordable Housing) requires at least 30% on-site provision of affordable housing within residential developments of more than 10 dwellings or sites larger than 0.3 hectare.

The Affordable Housing Supplementary Planning Document (SPD) was adopted by NSC in November 2013. It is a material consideration in the determination of this application. It advises that the tenure mix of affordable housing sought on site is 82% socially rented and 18% intermediate housing. *During the course of the planning application, comments were received from the Senior Housing Development Officer advising that the tenure split that will be required will be 77% socially rented and 23% intermediate housing.*

Based upon the indicative layout of 36 units, this equates to 11 (rounded up from 10.8) affordable homes of which 8 (8.47) will be socially rented and 3 (2.53) will be intermediate affordable housing.

*The comments of the Senior Housing Development Officer advised the following:
77% social rent*

Unit size/type	Percentage to be provided
1 bed	20%
2 bed flat	18%
2 bed house	23%
3 bed house	31%
4+ bed house	8%

23% intermediate affordable housing (shared ownership):

Unit size/type	Percentage to be provided
1 bed	13%
2 bed flat	21%
2 bed house	25%
3 bed house	35%
4 bed house	6%

Due to the relatively small scale of the development, it is suggested that the following affordable housing mix could be delivered

Unit size/type	Tenure	Number
2 bed house	Social rent	4
2 bed house	Intermediate affordable	1
3 bed house	Social rent	3
3 bed house	Intermediate affordable	2
4 bed house	Social rent	1

The proposed development will be a low-density development and flats are not proposed at the outline stage. Therefore, the proportion of two bed houses has been increased.

The suggested mix of affordable housing will be discussed with Officers. The final size and type of the affordable housing will be determined through negotiation, guided by the Strategic Housing Market Assessment (SHMA), data from the housing needs register, and local housing needs surveys. The tenure mix can be adjusted to meet local needs.

The SPD advises that applicants of outline planning applications which are required to deliver on site affordable housing will be automatically expected to enter into a legal agreement with NSC to secure the affordable housing provision.

4. The need for Affordable Homes in North Somerset

NSC's Annual Monitoring Report (AMR) for 2017-2018 identified that for the period 01.04.2017 to 31.03.2018, 863 dwellings were delivered. Over the same period, 155 affordable dwellings were delivered. While this is in excess of the policy requirement for that year, to date over the plan period, the average annual figure is 139 affordable dwellings per year which is below the policy minimum requirement of 150 affordable dwellings. At the time of submitting the planning application, the AMR for 2018-2019 was not available.

The Local Plan 2038 Issues and Options Challenges for the Future document identified that the average house price in North Somerset is £250,000 whilst the average annual income is £25,000.

NSC's Annual Monitoring Report (AMR) for 2019 identified that for the period 01.04.2018 to 31.03.2019, 729 dwellings were delivered. Over the same period, 96 affordable dwellings were delivered. To date over the plan period, the average annual figure is 135 affordable dwellings per year which is below the policy minimum requirement of 150 affordable dwellings.

NSC, along with Bristol City Council, South Gloucestershire Council and Bath and North East Somerset Council had prepared a Joint Strategic Plan. This was withdrawn in early 2020.

have prepared a Joint Strategic Plan (JSP) to cover the West of England area. The JSP was submitted to the Planning Inspectorate in April 2018 for examination with additional evidence submitted in November 2018. The public examination commenced in July 2019 and in early August, following the initial hearings, the Planning Inspectors wrote to the JSP Councils raising significant concerns about a number of aspects of the JSP including the overall spatial strategy, which is fundamental to the soundness of the plan.

The Inspectors have suggested that the JSP is withdrawn due to the extent of the additional work required. At the time of submitting this statement, the response of the JSP Councils is awaited. Although the JSP cannot be afforded significant weight at this stage, there is an extensive

~~evidence base supporting it which provides an indication of the housing need within the JSP area.~~

The JSP was supported by an extensive evidence base. The Wider Bristol Housing Market Area Strategic Housing Market Assessment (SHMA) has been prepared for NSC, Bristol City Council, South Gloucestershire Councils. The Objectively Assessed Need (OAN) that has informed the SHMA has identified the quantity of housing that will be required over the future-plan period within the Wider Bristol Strategic Housing Area. The SHMA (2018 update) has identified a housing need of 87,000 dwellings over the plan period 2016-2036 which includes a requirement for 26,900 affordable dwellings, an average of 1,345 affordable dwellings per year over the plan period.

The figure stated within the SHMA includes a currently unmet net need of 6,419 households within the JSP area who cannot afford their own home. The SHMA identified that within the Wider Bristol Strategic Area, there is a need for 30,065 affordable dwellings in the period 2016-2032 and 4,639 affordable dwellings within North Somerset, equating to 232 dwellings per year.

~~Policy 6 of the JSP (November 2016) sets out the affordable housing targets for the JSP Councils over the plan period 2016-2036. The policy sets a target of 24,500 affordable dwellings, to be achieved through a benchmark figure of 35% affordable housing on sites of 5 or more dwellings and sites of over 0.2 ha in area. The target represents 81% of the need identified in the SHMA.~~

5. Affordable Homes Delivery

The application is an outline application and the mix of dwellings shown on the illustrative masterplan is indicative. It has been assessed that the proposed development can achieve 30% affordable housing, based upon the expected CIL and Section 106 obligations. However, should it emerge during the consideration of the application that the financial obligations will have an impact upon the viability of the scheme, the applicant will seek to renegotiate the proportion of affordable housing with NSC.

A proportion of 30% equates to ~~12~~ 11 affordable dwellings should ~~40-36~~ dwellings be constructed. The tenure mix and the size of the affordable housing dwellings will be agreed with NSC during the application process. Nevertheless, it is expected that the tenure mix will accord with the requirements of policy CS16 and the SPD. Recent developments towards the eastern edge of Weston-super-Mare have included the following tenure mixes which broadly accord with the requirements of the SPG:

- 17/P/1138/O Land at the junction of Bleadon Hill and Bridgwater Road; 30% affordable dwellings, 77% socially rent 23% intermediate (shared ownership).
- 15/P/0983/O Land at Wentwood Drive Up to 50 dwellings; 30% affordable housing of which the 80% socially rent 20% intermediate (shared ownership)

The housing numbers provided within the "Supplementary Information Template" which has been submitted with the application form is based upon the above tenure mixes. However, these are subject to further negotiation with NSC.

Flats have not been indicated on the illustrative masterplan as it is considered that a lower density will be the most appropriate form of development given the context of the site. However, should NSC require their inclusion to meet an identified need, this can be negotiated.

6. Accessible Homes

Development Management Policy 42 (Accessible and adaptable housing and housing space standards) aims to deliver homes which provide greater choice and independent living over the long term. This is achieved through a proportion of new residential development to be constructed to Category 2 Standard set out within Building Regulations Approved Document M, subject to need and viability. The policy also requires that where practical and viable, new build open and market housing should comply with the Nationally Described Space Standards.

An adopted SPD accompanies this policy: Accessible Housing Needs (April 2018). It has been established that there are higher numbers of disabled and older people within the District and there is a need for accessible housing driven by different groups in society across all age groups and tenures. The need for accessible housing is likely to increase as people live longer

The application is an outline application and as the masterplan is illustrative only, specific accessible dwellings have not been identified. The location, type and detailed design will be identified at the Reserved Matters stage following pre-application guidance from NSC to ensure that the development meets an identified need.

7. Conclusion

The proposed development will contribute to the Government's objective of significantly boosting the supply of housing, particularly affordable and accessible housing at a time where there is demonstrable need for it.

The application will accord with the NPPF, policies CS16, CS42 and NSC's Affordable and Accessible Housing SPDs.