

Affordable Housing Statement

Affordable Housing Statement

This application is accompanied by a draft section 106. This is the legal mechanism upon which the affordable housing will be delivered.

North Somerset Housing Delivery Team has been contacted and the response is given at Appendix A.

It is upon this basis that the s106 negotiations will be based.

To summarise;

14 units with 30% AH = 4.2 units. An offsite contribution will be made for the 0.2 unit. The current type of unit required is 4 x 3 bed units.

Appeal Ref: APP/D0121/W/20/3259109

Land off Purn Way, Bleadon, Weston-super-Mare, BS24 0QK.

The planning inspector in the appeal above concluded that;

8. The proposed development would help address the shortfall in housing land supply within North Somerset and would increase the choice of homes available in the local housing market. If the affordable housing element of the development (30% or 4.2 units¹) could be secured by way of an appropriate mechanism, the proposal would also assist in meeting the housing needs of the local community. I note that the Parish Council supported the application. These social benefits carry considerable weight in the planning balance.

¹The Council has rounded this figure up to a requirement for 5 affordable units.

15. CS policy CS34 and DMP policy 71 support the provision of planning obligations to make development proposals acceptable and to provide any necessary contributions to mitigate the impact of new development. Both main parties agree that a completed section 106 Agreement would be necessary to secure the proposed affordable housing provision. Without such an Agreement in place this important social benefit would not be provided and there would be conflict with CS policies CS15 and CS16, as well as national planning policies that are aimed at providing affordable housing and achieving mixed and balanced communities. This weighs heavily against an approval.

APPENDIX A

Ricki Burrows

From: Hayley Morrish <Hayley.Morrish@n-somerset.gov.uk>
Sent: 22 March 2021 11:14
To: ricki.burrows@talk21.com
Subject: Re: Purn Way Bleadon

Ricki thank you for your e-mail.

I am happy to accept 30% compliance at 4.2 units and an offsite contribution towards the 0.2 unit.

Family housing within North Somerset is a great need for local people at the moment and primarily 4 x 3 +bed units at Social Rent would be acceptable and less of a difficulty in getting an RP to manage than smaller size bed units

I have calculated the financial contribution required for the 0.2 dwelling using the commuted sum formula we apply:

Total Scheme Cost/OMV - HARP Transfer = Commuted Sum



£385,000

3 bedroom detached bungalow for sale - Purn Lane, BL



A viewing is essential on this stunning :
of Weston-super-Mare. Well presented
accommodation briefly comprises; large reception hall, i

Recently added

(TSC/OMV) £385,000 – (HARP) 50% = 192,500 (Commuted Sum) $192,500 \times 0.2 = \mathbf{£38,500}$

The OMV is based on values as shown above, so may be open to negotiation, but Bleadon is a high value area.

I am just checking on the housing need for the 10% wheel chair units at M4(3) and subject to need we may be able to waiver this contribution.

Please be aware 17% of M4(2) will be required across all units regardless of tenure proposed on this scheme

Kind regards

Hayley Morrish
Housing Development Officer

Development & Environment
Monday to Friday
Tel: 01934 427416 E-Mail:

Hayley.Morrish@n-somerset.gov.uk

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Web: www.n-somerset.gov.uk

Working From Home Mon to Thurs 9 to 5pm & Fri 9 to 4.30pm

From: Ricki Burrows <ricki.burrows@talk21.com>
Sent: Thursday, March 18, 2021 10:11 AM
To: Hayley Morrish <Hayley.Morrish@n-somerset.gov.uk>
Subject: Purn Way Bleadon
Importance: High

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Dear Hayley,

I hope this email finds you well?

On application ref 18/P/5035/OUT you completed the attached affordable housing requirement form. During the course of the application the number of units changed to 14. This gave an AH provision of 4.2 units but no revised affordable housing requirement form seems to have been requested by the planning officer. The scheme was eventually refused and appealed. The appeal was lost only because a s106 had not been completed.

We have resubmitted the application following the appeal with a section 106 in draft to be negotiated during the application. However the application has been held up at registration due to the requirement for an affordable housing statement. What surprises me is that the solicitors drafting the s106 didn't approach the housing development team to discuss the unit numbers and mix etc.

We cannot therefore provide an affordable housing statement unless we know what would be acceptable, hence the s106 to be agreed. In order to get the application registered are you able to give us an indication of what would be acceptable on the 14 unit scheme currently sat in registration?

I take it that the council will insist on 5 units, whereas 30% of 14 = 4.2 units. The client would clearly prefer 4 units and perhaps an offsite contribution towards the 0.2 unit. This I would say should be down to the s106 negotiations, which is something I thankfully am incapable of dealing with.

Kind regards

Ricki

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Ricki Burrows, Director
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