

## Internal consultation response

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Site Location: **Land to the West of Park Farm, Butt Lane Thornbury**

Application Number: **PT18/6450/O**

Consultation response from: Pete Heffernan, Strategic Housing Enabling

Recommendation *No objection subject to agreement to the terms set out below.*

- This application is for the erection of up to a revised total of 595 dwellings (previously 630 - Class C3); up to 700sqm for Retail (Classes A1, A2) and Community Hub (Class D1), network of open spaces, new roads, a sustainable travel link, parking areas, accesses and paths; and installation of services and drainage infrastructure (Outline) with access and affordable housing is sought in line with National Planning Policy Guidance and other requirements under Policy CS18 of the Council's adopted Core Strategy Development Plan Document.
- It is noted that the Affordable Housing Statement, submitted as part of the documentation for this application, states that the proposed development will deliver the policy compliant level of Affordable Housing at 35%
- 35% of 595 is 208 affordable homes
- The Affordable Housing Statement also states that 'the tenure split of affordable housing provision will be informed by local need and recent national planning policy changes, and agreed with SGC during the application process'. It is the Enabling Team's approach to confirm the tenure split within these Heads of Terms.
- The Affordable Housing Statement goes on to note that 'The mix of dwellings sizes will also be determined as part of future reserved matter applications'. Again it should be noted that the sizes for all of the required Affordable Housing units will be agreed within these Heads of Terms at this stage of the application.

**Comments:****Quantum**

35% of 595 dwellings generates a requirement of 208 Affordable Homes, without public subsidy to be provided on-site and distributed throughout the development in clusters of no more than 12 units.

**Tenure and Type**

To meet identified housing need (Wider Bristol SHMA) the following tenures shall be provided:

- 73% Social Rent (152)
- 5% Affordable Rent (10)
- 22% Shared Ownership (46)

With a range house types (Wider Bristol SHMA) sought. Based on the above tenure split the Enabling Team will seek the following provision:

**Social Rent**

Percentage	Type	Min Size m <sup>2</sup>	SHMA amount
15%	1 bed 2 person flats	50	23
15%	2 bed 4 person flats	70	23
28%	2 bed 4 person houses	79	43
34%	3 bed 5 person houses 2 storey	93	52
8%	4 bed 6 person houses 2 storey	106	12

**Affordable Rent**

Percentage	Type	Min Size m <sup>2</sup>	SHMA amount
3%	1 bed 2 person flats	50	0
13%	2 bed 4 person flats	70	1
30%	2 bed 4 person houses	79	3
54%	3 bed 5 person houses 2 storey	93	6

0%	4 bed 6 person houses 2 storey	106	0
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### **Shared Ownership**

Percentage	Type	Min Size m <sup>2</sup>	SHMA amount
8%	1 bed 2 person flats	50	4
16%	2 bed 4 person flats	70	7
35%	2 bed 4 person houses	79	16
41%	3 bed 5 person houses 2 storey	93	19
0%	4 bed 6 person houses 2 storey	106	0

### **Design**

Affordable Homes to be built to the same high quality design standards and visually indistinguishable from the market units and in addition, Part M of the Building Regulations accessibility standards M4(2), Secured by Design Silver, Part Q Building Regulation standards and compliance with the RP Design Brief;

- i. All rear gardens to be turfed and generally to have 1.8m high close boarded fencing to boundaries and privacy panels;
- ii. All properties to have vinyl/tiles on floor in all ground floor rooms;
- iii. Ceiling height tiling to 3 sides of bathroom to be provided;
- iv. Provide wall mounted shower (either electric or valve and kit);
- v. Provide gas and electric points to cooker space (where gas is available);
- vi. Painted softwood curtain battens to each window (where construction is traditional as opposed to timber frame)

No more than 6 Affordable Homes should share an entrance and communal area. Registered Providers would generally expect flats within a single block to be of the same tenure.

### **Wheelchair Provision**

8% of Affordable Homes to meet Part M of the Building Regulations accessibility standards M4(3): 8% of 208 Affordable Homes results in a figure of 17 wheelchair homes to be provided for social rent (16.7 rounded-up). A suitable range of wheelchair accessible house types should be provided.

### **Delivery and Phasing**

The Council to refer potential occupants to all first lettings and 75% of subsequent lettings.

Delivery is preferred through the Council's list of Approved Registered Providers. In the event of the developer choosing a Registered Provider from outside the partnership then the same development and management standards will need to be adhered to.

Affordable Homes to be built out with the market housing on site in line with agreed triggers within the S.106 Agreement.

Where the development will proceed over more than one development phase, the location, amount, type and tenure of Affordable Housing of each phase will need to be set out in a site wide Affordable Housing Plan and Schedule. The Affordable Housing Plan and Schedule to be approved by the Council prior to submission of the first residential Reserved Matters application.

### **Rent Levels and Affordability**

Social Rent homes to be let at Target Rent (Rent Standard Direction 2014).

Shared Ownership homes to be sold at no more than 40% of market value, and annual rent on the equity retained by the RP should be no more than 1.5%.

Affordable Rent homes to be let up to 80% local market rents including service charges, but not exceeding LHA.

Service charges will be capped at £650 per annum (April 2016 base and linked to RPI) to ensure that all housing costs are affordable to future occupants.

Capital receipts on intermediate housing to be recycled as capital expenditure on approved affordable housing schemes in South Gloucestershire, with subsidy levels to increase by any capital appreciation.

For further information see SPD and Appendices [Affordable Housing and Extra Care SPD](#)

### **Summary of comments and recommendation (to be used in the case officer report):**

Affordable Housing is sought in line with National Planning Policy Guidance: Planning Obligations and other requirements under Policy CS18 of the Council's adopted Core Strategy Development Plan Document. This application generates an Affordable Housing requirement of 35% (208) homes. The applicant needs to confirm, prior to the determination of the application, that the tenure and type of the Affordable Housing proposed will be in accordance with the Wider Bristol SHMA 2015 and will be provided on site at nil public subsidy and in line with the comments set out above.

Recommendation: **No Objection subject to acceptance of the heads of terms outlined above.**

Recommended conditions with reasons & informative:

**Accessibility Planning Conditions M4(2) and M4(3)**

**Outline Application:**

**All** Affordable Dwellings (save the 8% provided to M4(3) and flats above ground floor) shall be constructed to meet Part M of the Building Regulations accessibility standard M4(2).

**8%** Affordable Dwellings (social rented) shall be constructed to meet Part M of the Building Regulations accessibility standard M4(3)(2)(a).

**M4(2) and M4(3) Reason**

To ensure inclusive design access for all in accordance with Policy PSP37 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places Plan.

**M4(2) and M4(3) Informative**

The person carrying out the building work must inform the building control body of Condition [X] as the building control body will be required to determine compliance with Part M of the Building Regulations accessibility standard M4(2) and/or M4(3)(2)(a)

Recommended S106 contributions with justification against the Cil tests (if applicable):

The affordable housing contribution will be sought through the Section 106 Agreement and is necessary for the proposed development to comply with the provisions of Policy CS18 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and in particular will meet the CIL tests as set out below:

**(a) Necessary to make the development acceptable in planning terms**

Policy CS18 sets out targets relating to affordable housing and the Strategic Housing Market Assessment sets out the level and type of housing needed in the District. An appropriate element of affordable housing is therefore required on the site to meet identified need in this area of the District and to ensure that the affordable housing is genuinely affordable to those who need it, both now and in the future. It is therefore necessary that affordable housing is provided to make the development acceptable in planning terms.

**(b) Directly related to the development**

The proposed development is a new housing development which is of a scale to trigger an affordable housing contribution under policy CS18 and meets the threshold set out in National Planning Policy Guidance: Planning Obligations. The affordable housing required will be constructed on site. Therefore, the obligation is directly related to the development.

**(c) Fairly and reasonably related in scale and kind to the development**

The development includes the provision of [X] no. residential dwellings. In line with the targets set out in Policy CS18 and the Strategic Housing Market Assessment it is both fair and reasonable to seek 35% affordable housing which will provide a mix of house types to meet that identified affordable housing need. The level of affordable housing contribution therefore is considered fairly and reasonably related to the scale and kind to the development proposed.