

Internal consultation response

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Site Location: Land at Sodbury Road Wickwar

Application Number: P22/01300/O

Consultation response from: Tracey Price Strategic Housing Enabling

Recommendation: No objection subject to the following:

Enabling Comments

- Further to Housing Enabling's comments dated the 26th of April 2022 please have regard for the following.
- Housing Enabling previously requested the following affordable housing tenure mix:

Tenure and Type

To meet identified housing need (Wider Bristol SHMA), and in regards to First Homes, the requirements to meet the needs of NPPF & NPPG, the following tenures shall be provided. And based on a requirement for 63 affordable homes the following numbers would be required:

- 71% Social Rent (SR) i.e 45 homes
 - 25% First Homes (FHs) i.e 16 homes
 - 4% Shared Ownership (SO) i.e 2 homes
- Should the applicant perceive issues in the deliverability of First Homes on the application site the council is open to the provision of an alternative Affordable Home Ownership tenure (Shared Ownership) that may offer more appropriate affordability and deliverability and would be housing enabling's preferred tenure option.
- Housing Enabling therefore seeks written confirmation prior the determination of this outline application as to whether the developer proposes to deliver 71% SR, 25% FHs & 4% SO or 71% SR & 29% SO.

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Recommendation: No objection subject to the following:

Enabling Comments

Further to Housing Enabling's comments dated the 26th of April 2022 & 22nd March 2023 please have regard for the following updates regarding **tenure mix** and **wheelchair standard**.

Comments:

Quantum

35% of 180 dwellings generates a requirement of 63 Affordable Homes without public subsidy

To be provided on-site and distributed throughout the development in clusters of no more than 12 units on schemes more than 100 homes.

Tenure and Type

To meet identified housing need (Wider Bristol SHMA) and the requirements of paragraph 65 of the NPPF, the following tenures should be provided:

- 72% Social Rent i.e 45 affordables
- 28% Affordable home ownership (Shared Ownership) i.e 18 affordables

The council's preference for the provision of Affordable Home Ownership (10% of all units) is the delivery of Shared Ownership.

If the developer intends to deliver all or part of the Affordable Home Ownership as First Homes, 72% of the Affordable Housing must be provided as Social Rent.

The developer should refer to the [First Homes Technical Advice Note](#) and consult the Strategic Housing Enabling team regarding the proposed mix of house types.

A range of house types which meet identified need (Wider Bristol SHMA) is sought with regard Social Rent and Shared Ownership homes as set out in below tables.

All Affordable Housing house types will need to meet the [Nationally Described Space Standard](#) requirements of PSP 37 with regard to minimum size standards

Social Rent

Percentage	Type	Min Size m ²
22%	1 bed 2 person flats	50
16%	2 bed 4 person flats	70
29%	2 bed 4 person house	79
29%	3 bed 5 person house	93/99
4%	4 bed 6 person house	106/112

Shared Ownership

Percentage	Type	Min Size m ²
16%	1 bed 2 person flats	50
17%	2 bed 4 person flats	70
34%	2 bed 4 person house	79
33%	3 bed 5 person house	93/99
0%	4 bed 6 person house	106/112

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 (in respect of Social Rent and Shared Ownership);

- 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)(2)(a), M4(3)(2)(b) and accessibility standard M4(3) paragraphs 3.37 and 3.39 to provide a ground floor level wheelchair accessible wet room which shall contain a WC, a basin and a level access shower.

Delivery and Phasing

Affordable Homes (including First 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.

Social Rent & Shared Ownership:

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.

First Homes:

FHs will be delivered, marketed and sold by the Developer, in accordance with the [national guidance](#) and the council's [FHs Technical Advice Note](#).

Rent Levels and Affordability

Social Rent homes to be let at Formula Rent (Rent Standard Direction 2020).

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%.

Service charges will be capped at £650 per annum (base date to be date of resolution and linked to CPI) 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 [Affordable Housing & ExtraCare SPD](#) and [First Homes TAN](#)

Summary of comments and recommendation

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 the following Affordable Housing requirement to be provided on site at nil public subsidy and in line with the comments set out above:

- 35% Affordable Housing (72% Social Rent and 28% Shared Ownership)

Recommendation: **No Objection subject to the above requirements and planning condition.**

Recommended condition with reason & informative

Outline Application

35% Affordable Dwellings shall be constructed to meet Part M of the Building Regulations accessibility standard M4(2) with the exception of:

1. any self-contained accommodation built above ground floor level where level access is not achievable;
2. the 8% affordable homes required to meet:

2.1 Part M of the Building Regulations accessibility standard M4(3)(2)(a); and

2.2 Part M of the Building Regulations accessibility standard M4(3)(2)(b) and M4(3) paragraphs 3.37 and 3.39 to provide a ground floor level wheelchair accessible wet room which shall contain a WC, a basin and a level access shower.

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 the Planning Condition requiring M4(2) & M4(3)(2)(a) & M4(3)(2)(b) compliance as the building control body will be required to determine compliance with Part M of the Building Regulations accessibility standards M4(2), M4(3)(2)(a) and M4(3)(2)(b) paragraphs 3.37 and 3.39.

Recommended S106 contributions with justification against the CIL tests.

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 accordance with the National Policy for First Homes introduced in June 2021 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. National Policy identifies a requirement for First Homes to be provided through Planning Policy. 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 180 no. residential dwellings. In line with the targets set out in Policy CS18, the Strategic Housing Market Assessment, and National Policy in regard to First Homes 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.