

Internal consultation response

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Site Location: Land South of Badminton Road, Old Sodbury

Application Number: P21/03344/F

Consultation response from: Pete Heffernan, Strategic Housing Enabling

Recommendation: *No objection subject to necessary changes set out below:*

Short description of site and location (if applicable to the recommendation):

This application is for 35 homes in Old Sodbury, a site that is outside of the development boundary. As such it may be that approval is not provided however, should the application progress Affordable Housing would be sought in line with National Planning Policy Guidance and other requirements under Policy CS18 of the Council's adopted Core Strategy Development Plan Document.

Comments:

The Affordable Housing Statement refers to a site at Land at Trinity Road for 60 homes (which may be an error) and to pre-app guidance from March 2019, which it notes was based on a scheme for 28 homes. The SHMA per centage on housing need has since been updated (see tables below) and this application now being for 35 homes results in a slightly different Affordable Housing mix than that outlined in the statement.

Quantum

35% of 35 dwellings generates a requirement of 12 Affordable Homes without public subsidy, to be provided on-site and distributed throughout the development in clusters of no more than 6 units.

Tenure and Type

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

- 76% Social Rent

- 3% Affordable Rent
- 21% Shared Ownership

With a range house types (Wider Bristol SHMA) sought. However, as the 3% for Affordable Rent generates just .48 of a unit, this requirement will be absorbed within the Shared Ownership tenure:

76% social rent	24% shared ownership
9 homes	3 homes

Social Rent

Percentage	Type	SHMA	Offer	Min Size m ²
22%	1 bed 2 person flats	2	2	50
16%	2 bed 4 person flats	1	-	70
29%	2 bed 4 person houses	3	2	79
29%	3 bed 5 person houses 2 storey	3	3	93
4%	4 bed 6 person houses 2 storey	-	1	106
Total		9	8	

Shared Ownership

Percentage	Type	SHMA	Offer	Min Size m ²
16%	1 bed 2 person flats	-	-	50
17%	2 bed 4 person flats	-	-	70
34%	2 bed 4 person houses	1	1	79
33%	3 bed 5 person houses 2 storey	2	3	93
0%	4 bed 6 person houses 2 storey	-	-	106

The Affordable Housing Statement makes reference to Affordable Rent as the primary tenure in the proposal. For clarity, the highest need identified within the SHMA is for the Social Rent tenure.

As no 2-bed units are proposed on this scheme, moving this SHMA requirement to another house-type would be supported and the inclusion of a 4-bed social rent unit is much welcomed.

Given the slight change of SHMA requirements the proposal for Affordable Housing requires what appears to be small adjustments to the mix. Please provide an updated Affordable Housing Schedule that captures the changes requested.

Clustering

Although a minor re-plan may be required given the additional information above, it should be noted that the current proposal would breach the requirement for there to be no more 6 AH units in any cluster: plots 20-28 form an 8-unit cluster. If required, please hold further discussions with the Enabling Team on options to correct this.

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)(2)(a): 8% of 12 results in .96 of a unit. The Affordable Housing Statement proposes that a 1-bed home (plot 25) is built to that standard.

Current Homechoice Register demand includes Band A need for a 4-bed, 5-person unit as well as 2 & 3-bed homes. The council's Occupational Therapist has been consulted on current local housing need & has confirmed the need for a 4-bed home. Please discuss further with the Enabling Team on a suitable house-type for this unit.

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.

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%.

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 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 12 homes consisting:

Social rent: 9 units at plots to be confirmed (TBC)

Shared Ownership: 3 units, as above

To be provided on site at nil public subsidy and in line with the comments set out above. Please also address the following:

- ♦ Address the issue of 8 affordable units in a cluster
- ♦ Provide an updated Affordable Housing Schedule that addresses the changes in mix of house-types and tenure
- ♦ Following the advice from the council's OT, please confirm if the 4-bed home could be for the wheelchair provision M4(3)(2)(a)

Recommendation: **No Objection subject to planning approval and addressing the issues outlined above.**

Recommended conditions with reasons & informative: **[DELETE AS APPROPRIATE]**

Accessibility Planning Conditions M4(2) and M4(3) depending on type of application and requirements;

Full application:

As per approved plans (tbc) all 11 Affordable Dwellings on plots [numbers tbc] shall be constructed to meet Part M of the Building Regulations accessibility standard M4(2).

As per approved plans (tbc) the Affordable Dwelling (social rented) on plot (tbc) 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.

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Recommendation: No Objection

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Comments:

These comments have been updated on submission of new plans in October and November 2021.

Quantum

35% of 35 dwellings generates a requirement of 12 Affordable Homes without public subsidy, to be provided on-site and distributed throughout the development in clusters of no more than 6 units.

Tenure and Type

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34%	2 bed 4 person houses	1	1	79
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0%	4 bed 6 person houses 2 storey	-		106
Total		3	3	

The original Affordable Housing Statement & these updated plans both refer to Affordable Rent as the primary Affordable Housing tenure in the proposal. For clarity, the highest need identified within the SHMA is for the Social Rent tenure.

The updated Affordable Housing Schedule is now accepted.

Clustering

The requirement for there to be no more than 6 AH units in any cluster has been met.

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;
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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): 8% of 12 results in .96 of a unit.

The new Affordable Housing Statement proposes that a 4-bed home (plot 26) would be built to the M4(3)(2)(a) standard. This is accepted.

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.

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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 12 homes consisting: of

Social rent: 9 units at plots 5, 6, 22, 23, 24, 25, 26, 29 & 30

Shared Ownership: 3 units at plots 7, 21 & 31

To be provided on site at nil public subsidy and in line with the comments set out above.

Recommendation: **No objection**

Recommended conditions with reasons & informative

Accessibility Planning Conditions M4(2) and M4(3) depending on type of application and requirements;

Full application:

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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

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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.