

affordable housing outline planning application

Planning Ref: P/21/2639/2

1. Planning Application Details

1.1	Site Address	Land North of Barkby Lane, Syston, Leicestershire
1.2	Applicant	Taylor Wimpey (UK) LTD
1.3	Proposal	Outline application for up to 195 dwellings with all matter reserved except access
1.4	Application Type	Outline

2. The Affordable Housing required to be in accordance with Policy CS3 and the adopted Housing SPD

2.1	Percentage of affordable homes required	30%	Minimum 67% social or affordable rent	Maximum 33% intermediate (shared ownership or first homes)
2.2	How many affordable homes are required? (at the maximum 20)	59	39	20
2.3	How many affordable homes is the applicant proposing to provide?	Page 87 of the Design an Access Statements refers to the provision of 30% of affordable housing to include a mix of affordable tenures. This is repeated on page 83. There is no mix or tenure type given.		

3. Commentary of the Affordable Housing

3.1	Overall percentage / number of affordable homes	In accordance Policy CS3 of the Local Plan, the Applicant is required to provide a minimum of 30% (59) of the dwellings as affordable housing. Reason: policy compliance. The affordable housing quantum should be secured by means of a S106 Agreement.
3.2	Affordable tenure split	A minimum of 67% (39) should be for social or affordable rent and 33% (20) shared ownership or first homes. Reason: to comply with the NPPF requirement of 10% of onsite delivery being affordable home ownership. The tenure split should be secured by means of a S106 Agreement. Wording should be used to amend the tenure split by agreement of the Council, given the small number of affordable homes delivered, to maximise the ability of success in a Registered Provider securing these.
3.3	Affordable housing mix	The affordable housing mix should reflect locally identified housing need, the most up to date evidence of which is contained within the Council's Housing and Economic Needs Assessment (HENA) – executive summary available here:



		<p>EXAM 44b L&L HENA Exec Summary (June 22).pdf (charnwood.gov.uk)</p> <p>The exact mix should be secured prior to any reserved matters application being approved through dialogue with the Council's Strategic Housing Team, however, the following has been supplied as a framework.</p> <p><u>Affordable / Social Rent</u></p> <table border="1"> <thead> <tr> <th>Affordable/ Social Rent</th> <th>No of Units</th> </tr> </thead> <tbody> <tr> <td>1 bed/2 person</td> <td>14</td> </tr> <tr> <td>2 bed/ 4 person</td> <td>14</td> </tr> <tr> <td>3 bed/ 5 person</td> <td>10</td> </tr> <tr> <td>4 bed/ 7 person</td> <td>1</td> </tr> <tr> <td>Total</td> <td>39</td> </tr> </tbody> </table> <p><u>Intermediate</u></p> <table border="1"> <thead> <tr> <th>Intermediate</th> <th>No of Units</th> </tr> </thead> <tbody> <tr> <td>1 bed/2 person</td> <td>4</td> </tr> <tr> <td>2 bed/ 4 person</td> <td>8</td> </tr> <tr> <td>3 bed/ 5 person</td> <td>6</td> </tr> <tr> <td>4 bed/ 7 person</td> <td>2</td> </tr> <tr> <td>Total</td> <td>20</td> </tr> </tbody> </table> <p>Please note if First Homes are to be supplied the nationally set price cap must be adhered to.</p> <p>Reason: to meet the locally identified need for affordable housing, to give the local community certainty of delivery, to meet disabled and older persons housing needs, to accord with adopted policy.</p> <p>The broad principles of the housing mix should be secured by means of a S106 Agreement, this should also include the reference to First Homes using the Government's standard template.</p>	Affordable/ Social Rent	No of Units	1 bed/2 person	14	2 bed/ 4 person	14	3 bed/ 5 person	10	4 bed/ 7 person	1	Total	39	Intermediate	No of Units	1 bed/2 person	4	2 bed/ 4 person	8	3 bed/ 5 person	6	4 bed/ 7 person	2	Total	20
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3.4	Affordable housing property types	<p>Regards should be given to the Adopted Housing Supplementary Planning Document (HSPD).</p> <p>The adopted SPD seeks to secure affordable housing to NDSS standards to accommodate the following number of people: -</p>																								



		<ul style="list-style-type: none"> • 1 bed: 2 person maisonette / house • 2 bed: 3 person bungalow • 2 bed: 4 person house • 3 bed: minimum 5 person house • 4 bed: minimum 7 person house <p>It is also expected that affordable homes should meet lifetime homes standards (please note this has now been incorporated into Part M of building regulations – to align our policies with this update, affordable homes should be built to M4(2) building regulation standards.</p> <p>Reason: to maximise the use of affordable homes, to meet identified housing need, to accord with adopted policies and guidance.</p> <p>When supplied, house type drawings should demonstrate the property meets the appropriate household size and include the square meterage for the property.</p> <p>The property standards should be secured by means of a S106 Agreement.</p>
3.5	Clustering of the Affordable Housing	<p>In accordance with Policy HSPD8 the Affordable Housing should be distributed across the site in clusters of no more than 10 dwellings in a cluster – regardless of the affordable tenure type provided.</p> <ul style="list-style-type: none"> • Clusters should contain a mix of social and/or affordable rented homes and intermediate tenures. • Should include a mix of property types and sizes (please note that high concentrations of one bedroomed homes placed together will not be acceptable. • For the avoidance of doubt a cluster is homes that are contiguous; and include neighbouring properties, adjoining/adjacent homes, gardens or shared spaces, homes immediately opposite each other divided by a road or car park and includes any existing homes in adjacent construction phases. <p>Reason: to ensure affordable housing is appropriately dispersed across the whole development to ensure mixed, balanced, and sustainable communities.</p> <p>Maximum levels of clustering of the affordable homes should be secured through the S106 Agreement.</p>
3.6	Layout of the Affordable Housing	<p>Regards should be given to Policy HSPD8.</p> <p>Well-designed affordable housing will:</p> <ul style="list-style-type: none"> • Relate well to the market housing on site and be indistinguishable in terms of building materials, external environment and appearance. • Be distributed in clusters across a number of different areas



		<p>around the site. Generally, clusters should consist of groups of up to 10 dwellings unless otherwise agreed taking account of the size of the site and site constraints.</p> <ul style="list-style-type: none"> • Be completed broadly in tandem with the delivery of the market housing. • Not include unnecessary internal and external communal spaces which result in additional service charges including avoiding shared driveways wherever possible. • Include access to garden wherever possible. • Include on-plot car parking wherever possible. <p>Reference to the affordable housing layout, design and quality should be included in the S106 Agreement.</p>
3.7	Any Other Comments	No other comments at this stage.

4. Additional information to be provided by the Applicant

4.1	<p>None at this application stage. We would encourage early dialogue prior to any reserved matters application to shape the affordable housing delivery around identified housing need and reduce the need for abortive scheme designs that may not meet need.</p>
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5. Information referred to in providing this advice

5.1	<p>Design and Access Statement Housing SPD HENA</p>
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6. Officer Contact Details

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Date:	08/09/2023	

