

AFFORDABLE HOUSING STATEMENT



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1. Introduction:

This statement has been prepared by ADG Architects for submission with a planning application to North Norfolk District Council.

This Affordable Housing Statement is submitted as part of a planning application:

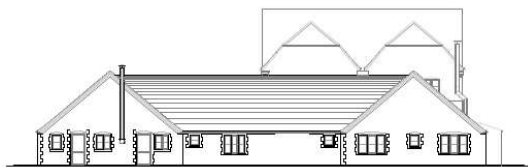
‘Proposed demolition of link single storey blocks and conversion of existing care home into 20 No. residential apartments.’



Proposed West Elevation



Proposed East Elevation



Proposed South Elevation



Proposed North Elevation

2. Planning Policy context:

This planning application is for 20 apartments.

This statement addresses the affordable housing provision set in the context of national and local planning guidance.

The government published the revised National Planning Policy Framework (NPPF) and accompanying Planning Practice Guidance (PPG) in July 2018. This requires local authorities to deliver a sufficient number and range of homes to meet the needs of present and future generations.

The National Planning Policy Framework (NPPF) sets out the Government's policies on housing and affordable housing as a component part of this. The guidance states that the Government's aim is to widen the choice of high quality homes.

2.1.2 The aim is to deliver a wide choice of quality homes, widen the opportunities for home ownership and create sustainable inclusive and mixed communities, local planning authorities should: - Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community; - Identify the size, type, tenure and range of housing that is required in particular locations; - Where it is identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified. Such policies should be sufficiently flexible to take account of changing market conditions and making use of existing vacant buildings.

2.1.3 As part of ensuring viability and deliverability of schemes, the policy framework states that careful attention to viability and costs in plan-making and decision-taking will be required. It is confirmed that affordable housing considerations form part of this assessment and the local standards, including the requirements for affordable housing, should be set out in the Local Plan.

3. Affordable Housing Proposal:

The appropriate mix of tenures is set out in JCS policy 4. For sites of 10-15 dwellings / apartments, tenure is to be agreed on a site by site basis.

On sites of 16 or more dwellings / apartments a split of 85% social rented and 15% intermediate tenures is advocated. However, in accordance with JCS policy 4, this can be negotiated in exceptional circumstances and/or where certain tenures are not appropriate in specific areas of the city. This will also be informed by the latest Strategic Housing Market Assessment (currently the 2017 SHMA update).

As this application is a largely a conversion project the split is as follows:

Ground floor:

10 x 1 Bed apartments, 5 x 2 Bed apartments

First floor:

1 x 1 Bed apartment, 3 x 2 Bed apartments

Second Floor:

1 x 1 Bed apartment

The Strategic Housing Market Assessment (SHMA) identifies a preponderance of larger, detached dwellings in the existing housing stock and a higher than average proportion of households in higher council tax bands. In the private sector the number of lower-cost market houses is limited by lack of supply. This application will provide 20 x apartments which will be a much needed for the affordable housing quota.

The Government has made clear that all local planning authorities that have small rural communities should include a 'rural exception site policy'.

Much of the District is subject to policies of development restraint. The Countryside, including a large number of smaller villages, is not regarded as an appropriate location for new house building.

However, in order to contribute to balanced communities in rural areas affordable housing will be permitted outside selected settlements as rural exception sites. Converting the Old Rectory would limit any new build requirement and add a number of apartments and add balance to the housing market in Felmingham.

Historically a large proportion of housing development in the district has taken place on small scale development sites, many comprising developments of less than five dwellings. These developments have made little, if any, contribution towards addressing affordable housing needs or improvements to community facilities. The Old Rectory Site due to its existing building is a large building that is perfectly set to be converted due to the building size, site access, location, and overall site size.

4. Conclusion

The proposal will deliver a range of 1 and 2 bedroom affordable apartments which will add to the much needed affordable housing Quota as set out in the North Norfolk Local Development Framework.