

AFFORDABLE HOUSING STATEMENT

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1.0 INTRODUCTION

This Affordable Housing Statement relates to the application for the redevelopment of the former Lombard Street Services in Bedminster to provide 10 residential flats.

Please read in conjunction with the planning application forms and drawings.

2.0 Affordable Housing Policy

Local Plan - Core Strategy (Adopted June 2011)

Policy BCS17: Affordable Housing Provision

Affordable housing will be required in residential developments of 15 dwellings or more. The following percentage targets will be sought: through negotiation:

- 40% in North West, Inner West and Inner East Bristol;
- 30% in all other locations.

In residential developments below 15 dwellings an appropriate contribution towards the provision of affordable housing may be sought (either as a financial contribution or as on site provision) in accordance with any relevant policy in the Site Allocations and Development Management Development Plan Document.

Residential developments should provide a mix of affordable housing units and contribute to the creation of mixed, balanced and inclusive communities. The tenure, size and type of affordable units will reflect identified needs, site suitability and economic viability.

All units provided should remain at an affordable price for future eligible households or, if this restriction is lifted, for the subsidy to be recycled for alternative affordable housing provision. Where scheme viability may be affected, developers will be expected to provide full development appraisals to demonstrate an alternative affordable housing provision.

Local Plan - Site Allocations and Development Management Policies (Adopted July 2014)

Policy DM3: Affordable Housing Provision: Smaller Sites

Residential developments comprising 10 to 14 dwellings should make an appropriate contribution towards the provision of affordable housing on-site or, where on-site provision cannot be practicably achieved, as an equivalent financial contribution. The following percentage targets will be sought through negotiation:

- 20% in Inner West, Inner East and South Bristol;
- 10% in North West, East and North Bristol.

Where units are provided on-site these should remain at an affordable price for future eligible households or, if this restriction is lifted, for the subsidy to be recycled for alternative affordable housing provision. Where scheme viability may be affected, developers will be expected to provide full development appraisals to demonstrate an alternative affordable housing provision.

2.0 Affordable Housing Statement

The proposal provides 10 residential flats for the site and so falls under Policy DM3: Affordable Housing Provision: Smaller Sites.

The site falls within the Bristol South Affordable Housing Zone. This triggers a requirement for 20% affordable housing provision.

The restricted size of the site means that on-site provision cannot practically be achieved. Therefore, an appropriate equivalent financial contribution will be sought through negotiation.

Should you have any queries, please do call to discuss.

Tom Schular

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