

## PLANNING OBLIGATIONS STATEMENT

Lombard Service Station, Brook Road, Southville, Bristol, BS3 1AJ

25.01.2020

**OXFORD ARCHITECTS**

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## **1.0 INTRODUCTION**

This Planning Obligations Statement has been requested by the validation officer as a separate document.

*Please read in conjunction with the planning application forms and drawings, particularly the **Affordable Housing Statement and CIL Form.***

## **2.0 PROPOSED WORKS**

### **Location of Development**

The surrounding context is predominantly residential, made up of a mix of Victorian terrace housing and modern housing estates. The site covers an area of 0.0467ha and historically contained a number of Victorian terraced housing. Most recently it has been used for automotive repair and sales.

### **Proposed Development**

The proposed dwellings (10 flats) have been laid out to respect the immediate context whilst also responding to the orientation and environmental factors present on the site. The proposed development represents highly sustainable and high-quality residential development for an inner-city brownfield site.

Flat 1	2 Bed 3 Person	64m <sup>2</sup>
Flat 2	2 Bed 3 Person	62m <sup>2</sup>
Flat 3	2 Bed 3 Person	72m <sup>2</sup>
Flat 4	2 Bed 3 Person	62m <sup>2</sup>
Flat 5	2 Bed 3 Person	61m <sup>2</sup>
Flat 6	2 Bed 3 Person	61m <sup>2</sup>
Flat 7	1 Bed 2 Person	50m <sup>2</sup>
Flat 8	1 Bed 2 Person	50m <sup>2</sup>
Flat 9	1 Bed 2 Person	50m <sup>2</sup>
Flat 10	1 Bed 2 Person	50m <sup>2</sup>

## **3.0 AFFORDABLE HOUSING**

### ***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.*

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

The site falls within the Bristol South Affordable Housing Zone. This triggers a target of 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.

#### **4.0 COMMUNITY INFRASTRUCTURE LEVY**

The proposal provides over 100sqm GIA through the provision of 10 dwellings and so is liable for CIL and no exemptions will be claimed.

There is 639sqm of proposed new residential development and the demolition of 185sqm of non-residential floorspace. This is from the demolition of the former garage.

Although this garage is currently vacant, the site currently has extant planning permission for redevelopment so is not eligible for vacant buildings credit.

There is therefore a Net Additional GIA following redevelopment of 454sqm.

Please refer to the completed CIL form for further details.

#### **5.0 CONCLUSION**

This is the extent of planning contribution we believe that we are liable for. Please confirm this is acceptable and advise as to the next steps of negotiations regarding the affordable housing financial contribution.

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

Tom Schular  
**OXFORD ARCHITECTS**