

AFFORDABLE HOUSING STATEMENT

Erection of 44 Apartments with Associated Parking,
Amenity Areas and Landscaping including
demolition of Rear Buildings associated with the
Former Lord Hill Hotel

Former Lord Hill Hotel, Abbey Foregate,
Shrewsbury SY2 6AX

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Document 1 'Affordable Housing Contribution' pro forma February 2015
revision V9

1. Introduction

This report considers the Affordable Housing issues associated with the planning application at the Lord Hill Hotel, Abbey Foregate, Shrewsbury SY2 6AX for:

Erection of 44 Apartments with Associated Parking, Amenity Areas and Landscaping including demolition of Rear Buildings associated with the Former Lord Hill Hotel

The application is submitted on behalf of SY Homes.

This document seeks to provide information relating to the provision of affordable housing relevant to the scheme which is sought by the condition 10 of the draft decision notice relating to planning application 19/04202/OUT as follows:

As part of the first submission of Reserved Matters an Affordable Housing Statement that indicates the number, size and tenure of affordable dwellings shall be submitted.

Reason: To ensure compliance with CS11 and the housing SPD

To accompany this document, the Shropshire Council 'Affordable Housing Contribution' pro forma February 2015 revision V9 is attached as Document 1.

2. Planning Policy Context

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that:

“Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be determined in accordance with the plan, unless material considerations indicate otherwise.”

The Shropshire Council Core Strategy Document includes the Strategic Objective 5 which states that:

“Provide for a mix of good quality, sustainable housing development of the right size, type, tenure and affordability to meet the housing needs and aspirations of all sections of the community, including provision for specialist needs and the elderly.”

Policy CS11 - Type and Affordability of Housing within the Shropshire Council Core Strategy Document states that:

To meet the diverse housing needs of Shropshire residents now and in the future and to create mixed, balanced and inclusive communities, an integrated and balanced approach will be taken with regard to existing and new housing, including type, size, tenure and affordability. This will be achieved by:

- Seeking housing developments which help to balance the size, type and tenure of the local housing stock;
- Seeking to achieve an overall target of 33% local needs affordable housing from all sources for the first five years of the plan period, comprised of 20% social-rented and 13% intermediate affordable housing. Subsequent targets will be set through the Housing Strategy for Shropshire. Individual schemes will encompass a mix of tenures including social-rented and intermediate housing determined by the Council using the most recent information on housing needs at the local level;
- Seeking to ensure that all housing developments are designed to be capable of adaptation to accommodate lifestyle changes, including the needs of the elderly and people with disabilities, and to achieve the Lifetime Homes standard;
- Supporting the provision of housing for vulnerable people and specialist housing provision, including nursing homes, residential and

extra care facilities, in appropriate locations and where there is an identified need;

- Ensuring that all new open market housing development makes appropriate contributions to the provision of local needs affordable housing having regard to the current prevailing target rate, set using the Shropshire Viability Index and the viability of developments taking into account Policy CS9 in respect of infrastructure contributions. For all sites of 5 dwellings and above, the provision of affordable housing will be expected to be on site;
- Requiring residential conversion schemes in the countryside, where permitted under Policy CS5, except listed buildings, to contribute to the provision of local needs affordable housing and make the appropriate infrastructure contribution in accordance with Policy CS9 (subject to economic viability);
- Permitting exception schemes for local needs affordable housing on suitable sites in and adjoining Shrewsbury, Market Towns and Other Key Centres, Community Hubs, Community Clusters and recognisable named settlements, subject to suitable scale, design, tenure and prioritisation for local people and arrangements to ensure affordability in perpetuity.

In addition the Supplementary Planning Document 'Type and Affordability of Housing' was adopted on the 12th September 2012 provides detailed guidance on the provision of affordable housing across the district.

3. Affordable Housing Provision

3.1 Affordable Housing Rate

All new market housing developments are required to make a contribution towards the provision of affordable housing in accordance with Core Strategy Policy CS11. Planning applications will be subject to one of three rates shown in the 'housing zones with parish boundaries map' as follows:

- Area A 20% affordable housing contribution
- Area B 15% affordable housing contribution
- Area C 10% affordable housing contribution

The site sits within zone A which requires a 20% rate of affordable housing within the current Adopted Local Plan 2006 to 2026.

The site remains within the 20% zone as defined within the Emerging Local Plan Review 2016 to 2038.

3.2 On Site Affordable Housing Provision

The current scheme proposes 44 apartments meaning an affordable housing requirement for 8 dwellings on site

$$44 \text{ Apartments} \times 20\% = 8.8 \text{ dwellings}$$

3.3 Affordable Unit Plots

The 8 units on site are as follows:

Apartment Number	Bedrooms	Level	Block	Floor Area
11	2	Ground	1	59.0sqm
12	2	Ground	1	59.0sqm
15	1	Ground	1	42.0sqm
16	1	Ground	1	40.0sqm
17	1	Ground	1	36.0sqm
18	1	Ground	1	37.0sqm
25	2	1	1	59.0sqm
26	2	1	1	59.0sqm

3.4 Financial Contribution Payable

The financial contribution is calculated as follows:

Fraction	Average internal floorspace (cap 100 sqm) 3572sqm / 44	Multiplier £900 per square metre (average build costs)	Contribution
0.8	81.18sqm	£900	£58,449.60

3.5 Tenure of the Affordable Units

The tenure of the affordable units has not yet been determined.

The tenure will be negotiated with Shropshire Council during consideration of the planning application.

3.6 Chosen Housing Provider

SY Homes have yet to choose a suitable provider.

3.7 Securing the Affordable Housing Provision

The affordable dwellings on site along with the financial contribution will be secured via a suitable s106 Agreement.

AFFORDABLE HOUSING CONTRIBUTION

This form must be completed by the agent/applicant where the planning application involves the creation of one or more new open market dwellings.

Your planning application can only be validated once this form and accompanying information has been submitted. This is to meet the planning policy requirements contained in Core Strategy Policy CS11 and the Type and Affordability of Housing Supplementary Planning Document.

PART A – Information relating to your planning application

1. Site Address of the proposed development

Lord Hill Hotel, Abbey Foregate, Shrewsbury SY2 6AX

2. Does your application relate to:-

Full Application	YES
Reserved Matters	NO
Outline Application	NO

PART B – Calculating your affordable housing contribution

1. Applicable target rate for affordable housing contributions

Is the application site located in Area A (20%), Area B (15%) or Area C (10%). If unsure, please visit [www.shropshire.gov.uk/planning-policy/supplementary-planning-documents-\(spds\)/type-and-affordability-of-housing](http://www.shropshire.gov.uk/planning-policy/supplementary-planning-documents-(spds)/type-and-affordability-of-housing)

20%

2. Total number of dwellings proposed *(The number of dwellings on your development, after deducting any dwellings lost (for example, after demolitions).*

44

3. Average floorspace in square metres for all dwellings *(Average gross dwelling floorspace relates to the internal floorspace capped at 100 sq. metres per dwelling)*

3572sqm divided by 44 apartments = 81.18sqm

4. Contribution required – Depending on the target rate and site size, the contribution may be financial or dwellings, or dwellings and financial.

Target rate (Q.B1)	Total number of dwellings (Q.B2)	Total	Contribution
20%	44	8.8	8 affordable dwelling plus 0.8 as a financial contribution

Number of affordable dwellings required, including tenure

8 dwellings required on site

Tenure to be agreed with Shropshire Council

5. Financial contributions to affordable dwellings

Fractions of affordable dwellings if applicable from Q.B4 are converted into a financial contribution that will be pooled to build affordable homes off-site.

Insert the **Fraction from Q.B4 x average internal floorspace from Q.B3 x £900**

Fraction Eg. 0.95	Average internal floorspace Eg. 85 sq. metres (capped at 100 sq. metres)	Multiplier £900 per square metre (based on the average build costs)	= Contribution Eg. £72,675
0.8	81.18	900	£54,449.60

Alternative arrangements for whole affordable units – on rare occasion's provision may exceptionally be made off site. This should be discussed and agreed with the Housing Enabling Officer prior to the submission of this form. It should also be noted that the Council would accept an over provision of affordable housing in lieu of a financial contribution.

PART C - Preparation of your Legal Agreement (correct information provided at the outset enables the Council to prepare your agreement more speedily)

1. Full name and address of those with an interest in the land

SY Homes

2. Your Solicitors information. By including this information the Council understands that the Solicitor noted has been instructed to deal with the Legal Agreement.

a)

Contact name	Charlotte Nutting
Company name	Lanyon Bowdler Solicitors

b)

Address	39-41 Church Street Oswestry SY11 2SZ
Email	
Telephone Number	01691 663764
DX Number	

3. Applicants must provide evidence of title in the form of copies of the register of title from the Land Registry. It is important that this title is up to date. If this information is not readily available, then it may be forwarded within 2 weeks following the validation date. Failure to do so may delay the determination of this application.

Please tick the relevant box:

Information attached

Information to follow



Declaration:

I understand that the proposed development will require a section Legal Agreement to be completed and signed, and hereby agree to pay the Council's legal costs of a minimum of £200.

In signing this declaration the applicant/agent is agreeing to an extension of time for the determination of the application, and to allow for the satisfactory completion of the Legal Agreement.

If issues remain unresolved as a result of the applicant's inaction, then the Council reserves the right to reconsider the proposal.

I have viewed the relevant model Section 106 legal agreement on the website and am willing for the information provided on this form and in the accompanying evidence of title to be used to prepare a legal agreement for the above proposed development.

Signed

Nigel Thorns

Date 16th July 2021

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