**Persimmon Homes Severn Valley**

**Affordable Housing Statement**

Land at Draycott, Cam

Stroud

June 21

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# 1. Introduction

1.1 This Affordable Housing Statement has been prepared in support of a hybrid planning application submitted by Persimmon Homes Severn Valley (PHSV), for up to a total of 795 dwellings, comprising 231 dwellings in Full application and the balance comprising 564 in Outline application.

1.2 This report should be read in conjunction with the Planning Statement submitted as part of this hybrid application as well as the Design and Access Statement and accompanying plans, which provide a detailed overview of the proposal and relevant policies. This Statement focusses specifically on the provision of affordable housing and how it contributes to the identified local need.

1.3 In accordance with the Council’s Local Validation Checklist, the Statement provides information on the following:

* Number, mix and tenure of units
* Gross internal floor area per unit in m2
* Information regarding how Affordable Housing will be secured by way of a S106 Legal Agreement

# 2. Proposed Development

2.1 Full planning permission is sought for 231 dwellings which will form part of the first phase of development. Outline planning permission is also sought for the balance of 564 dwellings, forming the latter two phases of development and part of the first phase, with the detail to be secured by future Reserved Matters applications. The S106 will secure the required mix for the future affordable housing to come forward as part of the detailed submission and future Reserved Matters.

2.2 The hybrid application, covering both the Outline element and Full element will deliver a policy compliant 30% affordable homes. For the Outline element this will be up to 169 units and for the Full element this will total 69 units. Details of the affordable provision are included later in this statement, with table 1 showing the proposed breakdown of dwellings by type for the Full element as proposed at submission but which is open to negotiation and amendment through discussions with the affordable housing officer during the application.

2.3 The delivery of the affordable housing will be secured through a Section 106 Agreement for both the Full and Outline elements.

Table 1: Proposed dwellings by type

|  |  |  |  |
| --- | --- | --- | --- |
| **Dwelling type** | **Market Units** | **Affordable Units** | **Total** |
| **Apartment** | **0** | **21** | **22** |
| **2 bed** | 179 | 121 | 300 |
| **3 bed** | 313 | 86 | 399 |
| **4 bed** | 65 | 10 | 75 |
| **Total** | **557** | **238** | **795** |

# 3. Planning Policy

3.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

3.2 The relevant development plan document in regards to Affordable Housing is the Stroud District Council Local Plan (November 2015). **Core Policy CP9** of the document identifies a need for 446 affordable dwellings per annum and requires that all residential proposals of at least 4 dwellings will provide at least 30% of the net units proposed as affordable dwellings, where viable.

3.3 Further material considerations that are of relevance to the provision of affordable housing in Stroud will be reviewed thematically and comprise of:

* Planning Obligations Supplementary Planning Document (April 2017)
* Stroud District Council Strategic Housing Market Assessment (SHMA) (June 2015)
* National Planning Policy Framework (NPPF)
* Affordable Housing Register

***Tenure***

3.4 Annex 2 of the NPPF sets out the government’s definition of Affordable Housing, of which includes social rented, affordable rented and intermediate forms of housing such as shared ownership.

3.5 Stroud District Council **Core Policy CP9** states the Council will negotiate the tenure, size and type of affordable units on a site by site basis having regard to housing needs, site specifics and other factors. The supporting text states that viability evidence indicates that a tenure split of 50% affordable rent and 50% intermediate tenure would be viable for the majority of sites.

***Mix***

3.6 As above, **Core Policy CP9** states the mix will be negotiated on a site-by-site basis. The Planning Obligations SPD states that in order to create balanced communities, the mix of affordable housing should broadly reflect the mix of market housing on the site.

***Design, Location and Distribution***

3.7 As with market housing, the Planning Obligations SPD states the Council expects affordable housing to be well designed and built to a high standard. The affordable and market housing should be indistinguishable by location, design, external appearance or parking arrangements.

3.8 The Planning Obligations SPD states that small clusters of affordable homes will be acceptable to the Council, but these clusters should not exceed a maximum of 8 houses or 21 flats on larger schemes, unless site constraints or compelling design reasons suggest that this number can be exceeded without compromising the Council’s aim to create mixed and sustainable communities.

***Delivery***

3.9 The SPD states that affordable housing agreed through negotiation, including any specified financial contribution, is normally secured via a legal agreement (S.106 Agreement or Unilateral Undertaking).

# 4. Planning Assessment

4.1 The hybrid application for the proposed development is to provide up to 169 affordable dwellings as part of the Outline application and 69 affordable dwellings as part of the Full application, which equates to 30% of the total number of dwellings and therefore is in accordance with Core Policy CP9.

4.2 The provision of affordable housing will contribute to local housing needs in the district, with 3,694 households on the Council’s Housing Register Waiting List as at 1st April 2019. 614 households specified a requirement for an affordable home in the Cam parish.

4.3 The Full application proposes the affordable tenure and mix as set out in table 2 below:

Table 2: Proposed mix and tenure of affordable housing for the Full application

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | | **Total** | | **Affordable Rented** | | **Shared Ownership** | |
| **Dwelling Type** | **Size (m2)** | **No. of affordable dwellings** | **%** | **No. of affordable dwellings** | **%** | **No. of affordable dwellings** | **%** |
| **2 bed house** | 75 | 121 |  | 61 | 50.8 | 60 | 49.2 |
| **3 bed house** | 85 | 86 |  | 43 | 50 | 43 | 50 |
| **4 bed house** | 1200 | 10 |  | 5 | 50 | 5 | 50 |

4.4 The tenure distribution represents 50% affordable rented and 50% shared ownership as per the supporting text to Stroud District Council Core Policy CP9.

4.5 The dwelling types and sizes resemble that of the market dwellings in the development and assist in creating a balanced community. The design and building material of both the market and the affordable dwellings is coherent, and therefore the affordable units are harmonious with the remainder of the scheme.

4.6 The distribution of affordable units can be seen in **Appendix 1**, the Affordable Homes Key Plan. Units are located in clusters of less than eight in the majority of cases, where they are not this is justified for site contextual reasons as is possible under policy supporting text.

4.7 The delivery of the affordable units will be secured through S.106 Agreement.

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# 5. Conclusions

5.1 The hybrid application for the proposed development seeks permission for up to 564 dwellings in Outline and 231 dwellings in Full, for a total of up to 795 with up to 238 affordable units. This is in accordance with Stroud Core Policy CP9 that requires 30% affordable housing on residential developments of at least 4 units.

5.2 The provision of affordable housing will make a significant contribution to the 614 households that specified a requirement for an affordable home in the Cam parish on the Council’s Housing Register Waiting List.

5.3 In accordance with the Council’s Local Validation Checklist, the Statement provides information on the number, mix, tenure and gross internal floor area of the units and states how Affordable Housing will be secured.

5.4 The proposed tenure split and mix is detailed within this statement and is reflective of local policy and guidance.

5.5 The Affordable Homes Key Plan, **Appendix 1**, shows how the units will be distributed. The design of the affordable units are coherent with the market dwellings, creating a harmonious development.

5.6 The final details of the delivery of affordable housing will be secured though a S.106 Agreement.

# Appendices

## Appendix 1: Affordable Homes Key Plan