



AFFORDABLE HOUSING STATEMENT

FORMER DEXTER PAINTS SITE, GANNOW LANE, BURNLEY

CONSTRUCTION OF 35 NO ELDERLY BUNAGLOWS.

OUR REF : NIX -09

DATE : DECEMBER 2023.

Directors – D. Stockburn; B. Sumner
Suite 4a; Ribble Court; 1 Mead Way; Shuttleworth Mead Business Park;
Padiham. BB12 7NG

T. INTRODUCTION

This affordable housing statement is produced to accompany a planning application to Burnley Borough Council for the development of this site for 35 no. elderly bungalows.

The Statement meets Local Requirement 1 of Burnley's adopted Validation Checklist for Planning and Other Applications adopted in November 2017.

This states that :

A statement is required which sets out the following:-

- o The percentage of affordable housing and/or starter homes to be provided on the site
- o The tenure of the proposed affordable housing
- o The number of bedrooms/dwelling size for affordable housing and starter homes
- o Details of the Registered Provider/Housing Association where applicable (for affordable housing)
- o Details of on-site contribution where applicable
- o The delivery mechanism for providing and controlling the affordable housing and starter homes

Where an application fails to meet the foregoing requirements, the statement should explain the reasons for that. In the event that the reasons relate to viability, a Viability Assessment must also be submitted with the application (prepared by an appropriately qualified person) to demonstrate the level of affordable housing and, if applicable, starter homes that can be achieved on the site. '

MAIN FINDINGS

2. This statement will conclude that affordable housing provision is not required for this proposed development for the following principal reasons:

- o The site is identified as not being viable for housing without subsidy;
- o The development proposed is 'build to rent' development;
- o The site has a partly implemented planning permission for bungalows with no affordable housing provision requirement. That planning permission can be completed with no affordable housing and is an implementable 'fall back' position.

3. SITE VIABILITY

In December 2020, the Council adopted Supplementary Planning Guidance 'Developer Contributions: Supplementary Planning Document: (SPD).

Section 5.2 and 5.3 of this document sets out that Affordable Housing Provisions will be subject to viability considerations. Table 2: Indicative Contribution Ceilings and Affordable Housing %; gives an indication of contribution ceilings per unit against the housing sites identified in the Local Plan and others.

This site is identified in the Local Plan as site HS22. Table 2 identifies site HS22, amongst others, asnot viable for housing without subsidy.....It points out to paragraph 5.3.10 of the SPG which refers to applicants providing their own open book viability assessments to enable the Council to determine the upper limits of any contributions.

However, paragraph Paragraph:003 Reference ID: 10-003-201,80724, Revision date: 24 07 2018, of Government Guidance on Viability states:

'Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage. Assessment of samples of sites may be helpful to support evidence. In some circumstances more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies.'

Such typologies referred to in the guidance has already been adopted and applied by the Council in its plan making process. This found this site to be not viable. This site is not a key site on which delivery of the Local Plan relies. Therefore, under these circumstances, there is no need or requirement for the applicant to produce an individual viability appraisal, as the site is already deemed to be not viable as part of the Local Plan appraisal and assessment process.

4. BUILD TO RENT DEVELOPMENT

Build to rent development is referred to in paragraph 65 of the NPPF as being an exception to the normal 1-0% requirement for affordable homes along with those developments that provide specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students); amongst others.

Build to rent is defined in Annex 2 Glossary of the NPPF as:

'Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.'

This is exactly what the applicant provides. The applicant has other sites in Burnley that have been carried out in this manner, one site is nearby on Gannow Lane and has 90

bungalows for rent. The site is owned, constructed and managed by the charitable company, Ash Lea Cottage Nurseries Ltd.

Build to rent is set out at Paragraph:001 Reference ID: 60-001-20180913 Revision Date: 13 09 2018, on Government Guidance for Build to Rent, as being

'Build to rent is a distinct asset class within the private rented sector, and has been defined in the Notional Planning Policy Framework glossary, in order to simplify its treatment within the planning system.'

It goes on to further state that:

'20% is generally a suitable benchmark for the level of affordable private rent homes to be provided (and maintained in perpetuity) in any build to rent scheme.'

In relation to the development already built nearby at Gannow Lane, 2 bed bungalows rent out for £100 per week. At this site the weekly rent will be £100-£110 per week due to increased development costs.

2 bedroom bungalows on the market at this time in this area range for £160 per week to £185 per week. A sample of bungalows to rent on the market at this time is attached. The rental income that this development is marketed at is well above the 20% benchmark recommended. Because of this, there is large unmet demand for the developments. Those already built at Gannow Lane had a list of about 400 people looking to rent a bungalow. There is already about 90 people who have put their name down with the developer at this site, even though the site is not advertised. Attached is a sample of two bedroom bungalows for rent in the area showing the rental prices above.

As a build to rent site, there is no requirement for affordable housing.

5 THE FALL BACK POSITION

Development at the site of an earlier planning permission, application ref : APP/20t5/LOO , has been commenced on site. Site preparation works, contamination clearance works, the site access and two bungalows were constructed. Attached is a photograph showing the constructed bungalows in place at the site.

That previously approved development that is implemented did not have any requirement to provide affordable housing. That development was for speculative housing and whilst it was for bungalows, it was not for specialist housing or any other housing that would have been exempt from providing affordable housing.

Given that the site is a previously developed housing site with no requirement for affordable housing, the previous permission can accordingly be implemented with no affordable housing provision. Given that this previous permission is in place, there is no implication for the affordable housing provisions of the Local Plan policies by not providing affordable in this scheme either.

5. SUMMARY

These material considerations all mean that this proposal is not required to provide for affordable housing and accordingly, the proposal does not include an affordable housing provision.

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TWO BEDROOM BUNGALOWS FOR RENT IN THE AREA AS AT MAY 2022.




191 (1/14)

€695 pcm
€50 p*

Huntroyde Avenue, Padham
X Detached Bungalow | E2 | g1

STUNNING 2-BEDROOM BUNGALOW IN PRESTIGIOUS LOCATION.
Neatly finished with high quality finishes. Located off Loley Road in Padham; the property is in a great location to the station.

01254 494025
Local call rate

Contact (2 s*)




1/15

€750 pcm
€173 pr

trdbrookcreech, Bumbury
Semi-Detached Bungalow | F2 | r & l

A TUNNINGHOORN BUNGALOW - AVAILABLE TODAY
IMMEDIATELY! This semi detached bungalow is located in a high sought after residential area in Bumbury - with excellent views to the south.

01254 494025
Local call rate

Contact (2 seve)




1/20

€800 pcm
€185 prt

Thornton Road, Eurnlery
Bungalow | 2 | f

SPACIOUS HOME WITH MODERN FITTED KITCHEN. AN OPEN PLAN
LIVING AREA WITH A RANGE OF STORAGE. A LARGE GARDEN WITH A
BEDROOM WITH A WALK-IN CLOSET.

01254 494025
Local call rate

Contact (2 seve)




1/19

€750 pcm
€171 prt

Kingdale Avenue, Bumbury
Semi-Detached Bungalow | 1 | E 2 | g t

Atm - bedroom | 1 | r | b | g | o | f | f | i | m | b | * | l | y | l | G | e | d | h | a | F | g | l | k |
a | e | o | f | r | n | t | s | y | c | l | a | t | o | G | I | * | a | m | e | n | i | t | i | e | s | F | N | p | q | t | i | n | i | s | \$ | r | \$ |
p | o | t | e | n | t | H | b | r | n | d | e | r | n | s | M | a | a | d | € | P | B | n | t | o | q | n | i | f | 3 | b | r | e | l | y | f | u | i | t |

0282 914017
Local call rate

Contact (1 sa" c)

PHOTOGRAPH OF BUNGALOWS BUILT ON THE SITE UNDER PREVIOUS APPROVAL

