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AFFORDABLE HOUSING STATEMENT

LAND OFF BUTTS BATCH, WRINGTON

ON BEHALF OF STRONGVOX HOMES

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004

Prepared by: Jonathan Coombs

Pegasus Group

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DESIGN ENVIRONMENT PLANNING ECONOMICS HERITAGE

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales
Registered Office: Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT

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1.0 INTRODUCTION

1.1 This Affordable Housing Statement has been prepared by Pegasus Group on behalf of Strongvox Homes in relation to an outline application for up to 71 no. dwellings with details of access to be determined on Land at Butts Batch, Wrington, North Somerset.

1.2 The description of development is set out below:

> *"Outline planning application for access with all other matters reserved for the erection of up to 71no. dwellings, including 21 no. affordable housing units (30%), along with access from Butts Batch, the provision of play facilities and public open space/ecological mitigation land with associated works."*

1.3 This report should be read in conjunction with the submitted Planning Statement which provides an overview of the proposals. This Statement deals specifically with the provision of affordable housing and how this complies with currently adopted policy.

2.0 THE PROPOSAL

2.1 The application seeks outline planning permission with details of access for up to 71 no. dwellings, with 21no. affordable dwellings.

2.2 The gross density of development is 15.6 dwellings per hectare (dph) and a net density of 27dph. The site can reasonably deliver up to 71 new homes. While this density is at the lower range of normal requirements, it reflects the edge of settlement location and provision of public open space and ecological enhancements.

2.3 The application could accommodate a mix of house sizes and types with the indicative layout demonstrating a range of smaller and larger dwellings, including bungalows.

2.4 The application will provide 30% affordable housing, amounting to 21 no. units. This will include a mix of, 82% social rented homes and 18% shared ownership. This is compliant with planning policy at the local level (Core Strategy Policy CS16).

3.0 RELEVANT PLANNING POLICY

North Somerset Council's Core Strategy (2012)

3.1 Policy CS16 requires proposals of 10 or more dwelling to provide onsite affordable housing. The policy sets a benchmark of 30% affordable housing. In terms of mix, 82% of affordable homes should be social rented and 18% intermediate.

Affordable Housing SPD (November 2013)

3.2 The affordable housing SPD reaffirms policy CS16 in terms of the benchmark proportion of 30% affordable housing and the tenure mix.

4.0 ASSESSMENT

4.1 The application will provide 30% affordable housing, amounting to 21 no. dwellings. This will include a mix of 82% social rented homes and 18% shared ownership. This is compliant with the adopted planning policy (Core Strategy Policy CS16).

4.2 The affordable housing will be delivered by way of Section 106 Agreement.

4.3 The application will provide a mix of house sizes and types to be defined at the reserved matters stage. The precise mix to be secured through a Section 106 Agreement will be agreed in negotiations with the Council.

4.4 Overall, the proposal is in full accordance with relevant policies and will make a valuable contribution to meeting affordable housing need within the authority.