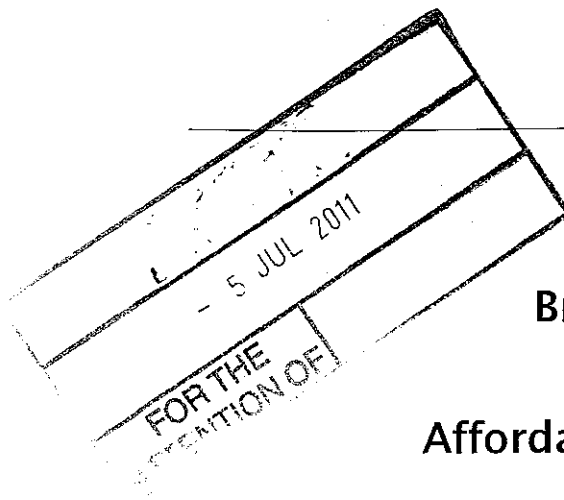




Brown Leaves Hotel

Affordable Housing Statement

The purpose of this statement is to detail the current position with regards Affordable Housing provision on the application site of Brown Leaves Country Hotel, Copster Green.

This statement has been prepared with a view to addressing the requirements set out in the "Affordable Housing- Memorandum of Affordable Housing".

Policy Introduction

Paragraph 3.1 of the Local Authority's memorandum on Affordable Housing states:

In Longridge and Clitheroe on housing developments of 10 or more dwellings (or sites of 0.5 hectares or more, irrespective of the number of dwellings) the Council will seek affordable housing provision at 30 % of units on the site.

In all other locations in the borough on developments of 3 or more dwellings (or sites of 0.1 hectares or more irrespective of the number of dwellings) the council will seek 30% affordable units on the site.

The Council will only consider a reduction in this level of provision to a minimum of 20% only where supporting evidence, including a viability appraisal fully justifies a lower level of provision.

Brown Leaves Hotel

The subject site extends to approximately 1.56 acres within the settlement boundary of Copster Green, with the application promoting a quantum of development of somewhere in the region of 18 units, although the fixed amount of development would be subject to a future Reserved Matters Approval.

Therefore, according to the above policy, a site in this location would be expected to result in 30% of the units provided on site to be for Affordable Housing.

Outline advice has been undertaken from Rachel Stott of Ribble Valley BC, who has advised a preference, considering the absence of a Registered Social Landlord in this matter, for units to be provided on a 'Discount from open market value' basis.

If, for example, 18 units were delivered on site, the above policy would require 5 units to be provided on site, with a contribution made to cover the remainder. The suggested housing mix to date has been for 3 x 2 bedroom houses and 2 x 2 bedroom bungalows. The indicative layout shows such provision could be accommodated on site if required.

The applicant has also been advised that the proposed level of discount to be applied may be in the region of 40% from open market value per dwelling, with such dwellings to be made available only to those who are unable to afford appropriate housing within the Borough and satisfy various qualifying criteria regarding their needs and their ties to the local area.

Applicant's Position

The applicant appreciates that Affordable Housing is an important issue within the Borough and understands the need to provide such units on site. As such, the position of the applicant in relation to Affordable Housing is that they will comply with the policy outlined in the Memorandum.