

report

resolve**106**

AFFORDABLE HOUSING CONSULTANCY

Affordable Housing
Statement

Bowland Meadows, Phases
Two & Three, Chipping Lane,
Longridge (Revised)

On Behalf of:

Barratt Homes Manchester

September 21st 2021

CONTENTS

1.0 Introduction

2.0 Affordable Housing Scheme Requirements

3.0 Affordable Housing Scheme Details

APPENDICES

1.0 Phase Two and Three Site Layout Plan (Revised)

2.0 Bedale Housetype Detail

3.0 Belmont Housetype Detail

4.0 Denford Housetype Detail

5.0 Brandon Housetype Detail

6.0 Discount Sale Unit Occupancy Criteria, Sale Procedure, and Cascade Mechanism

1.0 Introduction

- 1.1 We act as expert consultants in matters pertaining to planning and affordable housing on behalf of Barratt Homes Manchester in respect of land known as Bowland Meadows, Chipping Lane, Longridge (“the subject site”).
- 1.2 The site is located in the administrative area of Ribble Valley Borough Council (“the Council”).
- 1.3 This Statement has been prepared to accompany a planning application seeking to amend the current approved reserved matters layout for 198 dwellings (phases two and three) with an alternative scheme of development comprising 196 dwellings pursuant to outline consent ref:3/2014/07 for the development of up to 363 homes including affordable housing and housing for the elderly.
- 1.4 The outline planning approval was granted subject to a S106 agreement which requires 30% of the dwellings to be provided on site to comprise Affordable Housing Units. Furthermore, 7.5% of the total dwellings proposed (i.e. 25% of the affordable housing units) are required to comprise Affordable Housing Units for Older Persons, half of which should be provided as bungalows.
- 1.5 This Statement seeks the written approval of the Council prior to commencement of the second and third phases of development (in accordance with paragraph 1.2 of the 3rd Schedule of the S106 agreement) in respect of the proposed affordable dwelling numbers, mix and type.
- 1.6 This statement reflects the matters agreed previously with the Council in respect of the affordable housing tenure mix following submission of an Affordable Housing Statement in connection with the Phase One reserved matters approval for 124 dwellings.

2.0 Affordable Housing Scheme Requirements

2.1 Paragraph 1.4 of the 3rd Schedule to the S106 agreement sets out the information to be incorporated within an Affordable Housing Scheme submitted for each phase of residential development as follows:

- 1.4.1 *identify the number of Dwellings to be constructed within the Phase of Residential Development as Affordable Housing Units;*
- 1.4.2 *identify the location of the Affordable Housing Units within the phase of Residential Development (including plot numbers);*
- 1.4.3 *identify the relevant tenure, house type and number of bedrooms of each Affordable Housing Unit within the Phase of Residential Development PROVIDED THAT no fewer than 25% and no greater than 50% of the Affordable Housing Units in each Phase of Residential Development shall be provided as Affordable Rented Units;*
- 1.4.4 *provide that all of the Affordable Housing Units in that Phase of Residential Development shall be constructed and made available for Occupation prior to Occupation of 90% of the Market Dwellings within that Phase of Residential Development;*
- 1.4.5 *provide that all of the Affordable Housing Units in that Phase of Residential Development shall be constructed and completed to the Homes and Communities Agency Space Standards.*

2.2 The information required is set out in Section 3 of this Statement.

3.0 Affordable Housing Scheme Details

3.1 Appendix 1.0 comprises a site layout plan in respect of the revised scheme of development proposed for phases two and three on which the Affordable Housing Units have been highlighted to denote their position, and whether they are intended to be provided as Affordable Rented units (hatched blue), Shared Ownership units (hatched green) or Discount Market Sale units (hatched red).

3.2 Table 1 below confirms the total number of Affordable Housing Units by housetype, number of bedrooms, tenure, and those which are intended to comprise Affordable Housing Units for Older Persons.

Table 1: Affordable Housing Mix by Type and Tenure

| Affordable Housing Units | | | | |
|---------------------------------|-------------|-------------|-----------------|----------------------|
| Plot No. | Name | Type | Bedrooms | Tenure |
| 42 | Brandon | House | 3 | Shared Ownership |
| 43 | Brandon | House | 3 | Shared Ownership |
| 49 | Denford | House | 2 | Discount Market Sale |
| 50 | Denford | House | 2 | Discount Market Sale |
| 51 | Denford | House | 2 | Discount Market Sale |
| 60 | Brandon | House | 3 | Discount Market Sale |
| 61 | Brandon | House | 3 | Discount Market Sale |
| 62 | Denford | House | 2 | Shared Ownership |

| | | | | |
|-----|---------|-------|---|----------------------|
| 63 | Denford | House | 2 | Shared Ownership |
| 64 | Denford | House | 2 | Shared Ownership |
| 111 | Brandon | House | 3 | Shared Ownership |
| 112 | Brandon | House | 3 | Shared Ownership |
| 113 | Brandon | House | 3 | Shared Ownership |
| 115 | Brandon | House | 3 | Discount Market Sale |
| 116 | Brandon | House | 3 | Discount Market Sale |
| 117 | Brandon | House | 3 | Discount Market Sale |
| 121 | Denford | House | 2 | Discount Market Sale |
| 122 | Denford | House | 2 | Discount Market Sale |
| 123 | Denford | House | 2 | Discount Market Sale |
| 133 | Denford | House | 2 | Discount Market Sale |
| 134 | Denford | House | 2 | Discount Market Sale |
| 135 | Denford | House | 2 | Discount Market Sale |
| 145 | Brandon | House | 3 | Shared Ownership |
| 146 | Brandon | House | 3 | Shared Ownership |
| 147 | Brandon | House | 3 | Shared Ownership |
| 148 | Brandon | House | 3 | Shared Ownership |
| 151 | Brandon | House | 3 | Discount Market Sale |
| 152 | Brandon | House | 3 | Discount Market Sale |
| 153 | Brandon | House | 3 | Discount Market Sale |

| | | | | |
|----------------------------------|---------|-------|---|----------------------|
| 157 | Denford | House | 2 | Discount Market Sale |
| 158 | Denford | House | 2 | Discount Market Sale |
| 159 | Denford | House | 2 | Discount Market Sale |
| 164 | Brandon | House | 3 | Discount Market Sale |
| 165 | Brandon | House | 3 | Discount Market Sale |
| 166 | Brandon | House | 3 | Discount Market Sale |
| 182 | Brandon | House | 3 | Discount Market Sale |
| 183 | Brandon | House | 3 | Discount Market Sale |
| 184 | Brandon | House | 3 | Discount Market Sale |
| 188 | Brandon | House | 3 | Discount Market Sale |
| 189 | Brandon | House | 3 | Discount Market Sale |
| 195 | Denford | House | 2 | Shared Ownership |
| 196 | Denford | House | 2 | Shared Ownership |
| 197 | Denford | House | 2 | Shared Ownership |
| 198 | Denford | House | 2 | Shared Ownership |
| Housing For Older Persons | | | | |
| 7 | Belmont | House | 2 | Affordable Rent |
| 8 | Belmont | House | 2 | Affordable Rent |
| 9 | Belmont | House | 2 | Affordable Rent |
| 10 | Belmont | House | 2 | Affordable Rent |

| | | | | |
|-----|---------|----------|---|-----------------|
| 11 | Belmont | House | 2 | Affordable Rent |
| 12 | Belmont | House | 2 | Affordable Rent |
| 37 | Bedale | Bungalow | 2 | Affordable Rent |
| 38 | Bedale | Bungalow | 2 | Affordable Rent |
| 39 | Bedale | Bungalow | 2 | Affordable Rent |
| 40 | Bedale | Bungalow | 2 | Affordable Rent |
| 70 | Bedale | Bungalow | 2 | Affordable Rent |
| 71 | Bedale | Bungalow | 2 | Affordable Rent |
| 72 | Bedale | Bungalow | 2 | Affordable Rent |
| 132 | Belmont | House | 2 | Affordable Rent |
| 500 | Belmont | House | 2 | Affordable Rent |

3.3 A total of 59 Affordable Housing Units are proposed equivalent to 30% of the 198 dwellings now proposed in connection with the revised development proposals for Phases Two and Three.

3.4 Of the 59 Affordable Housing Units a total of 15 (7.5% of the total number of dwellings for which approval is sought) comprise Affordable Housing Units for Older Persons.

3.5 Of the 15 Affordable Housing Units for Older Persons a total of 7 (47% of the total number of Affordable Housing Units for Older Persons) comprise bungalows. This falls marginally short of the 50% required as a result of rounding.

- 3.6 All of the Affordable Housing Units within this Phase of Residential Development shall be constructed and made available for occupation prior to Occupation of 90% of the Market Dwellings. The timing of delivery of the Affordable Housing Units will be dependent upon the achieved rate of sale of the Market Dwellings.
- 3.7 An assessment of the housetypes proposed has been undertaken to ensure they comply with the Homes and Communities Agency Space Standards. This is interpreted as a requirement that they meet minimum floor areas specified in Housing Quality Indicators Version 4 published in April 2008 (HQI) on the basis of anticipated dwelling occupancy.
- 3.8 The results of this assessment are set out in table 2 below:

Table 2 – Comparison of Housetypes by HQI minimum floor area

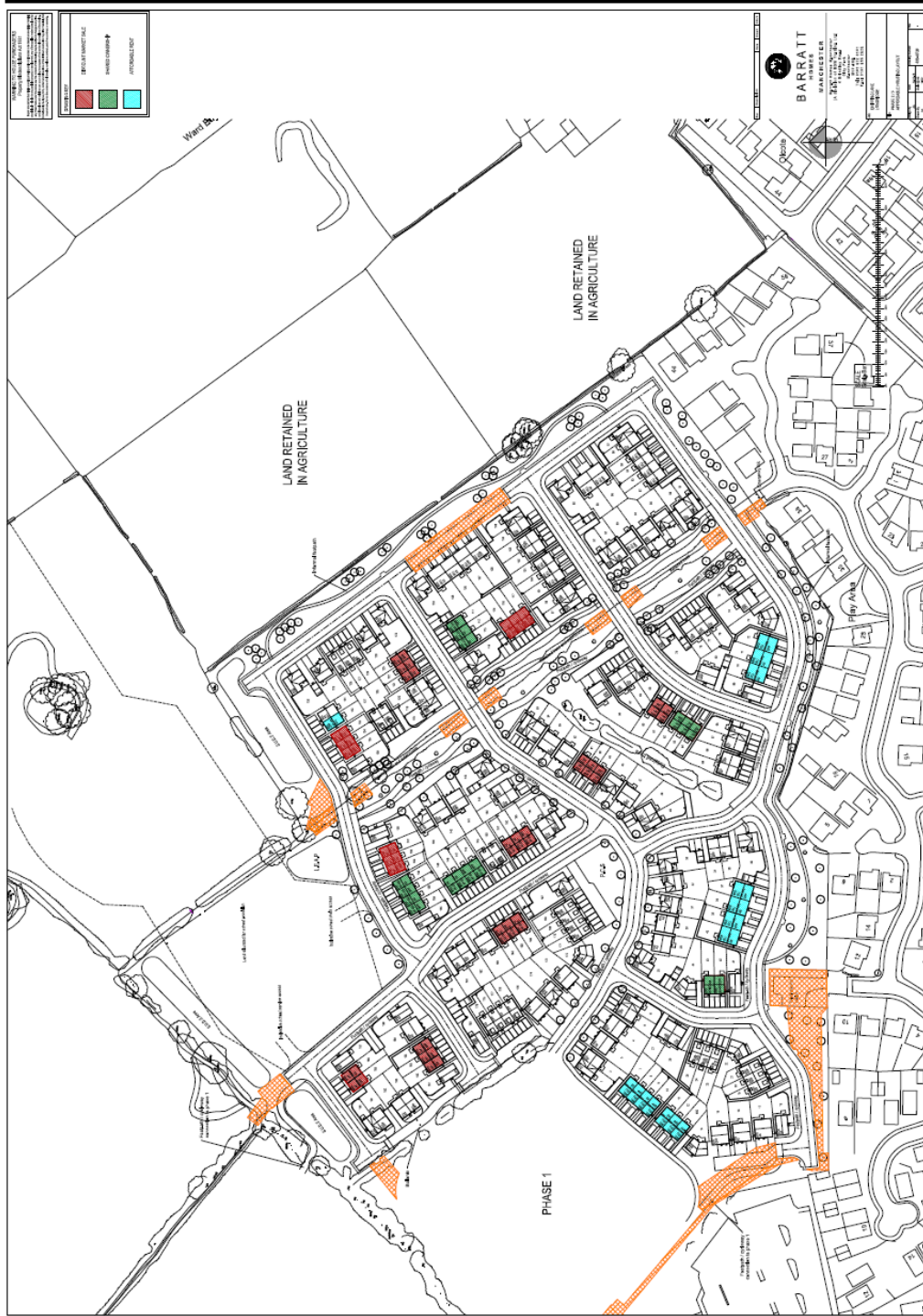
| Name | Type | Size | HQI Size Range | HQI Occupancy |
|-------------|----------------|------------------|-------------------------------------|----------------------|
| Denford | 2 Bed House | 58m ² | 57m ² – 67m ² | 3 bedspaces |
| Brandon | 3 Bed House | 66m ² | 57m ² – 67m ² | 3 bedspaces |
| Bedale | 2 Bed Bungalow | 56m ² | 45m ² - 50m ² | 2 bedspaces |
| Belmont | 2 Bed House | 68m ² | 67m ² – 75m ² | 4 bedspaces |

- 3.9 In addition, Barratt have confirmed that the Bedale bungalow and the Belmont house type are Lifetime Homes compliant (as required under the terms of the S106 agreement) having undertaken an assessment in accordance with the published standards (July 2010 revision): <http://www.lifetimehomes.org.uk/pages/revised-design-criteria.html>
- 3.10 Annex 2 NPPF (July 2021) defines Affordable Housing as housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential

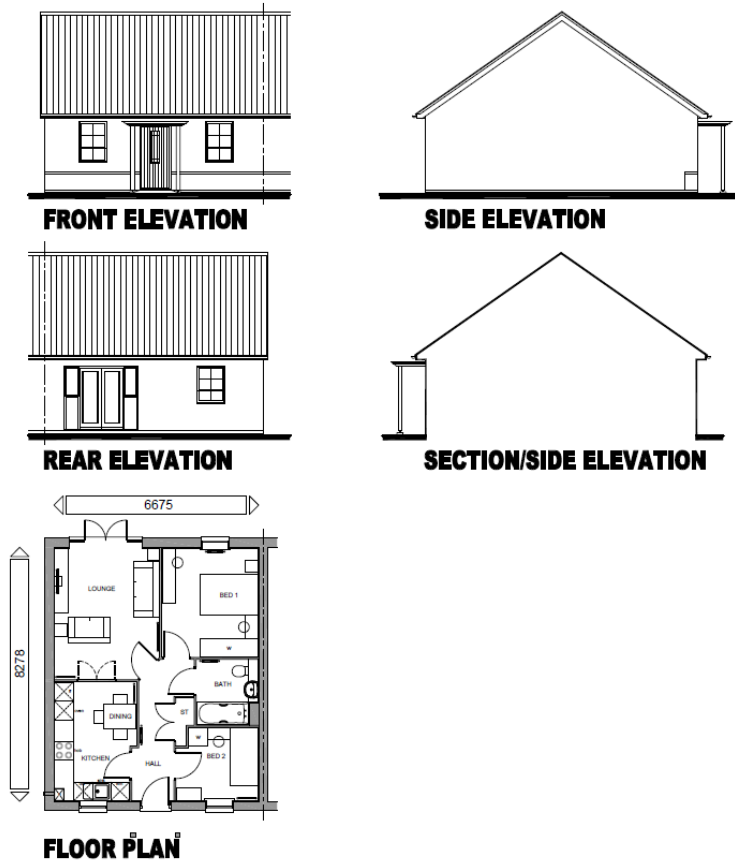
local workers); and which complies with one or more of the following definitions:


- a) Affordable housing for rent; (Social Rent or Affordable Rent).
 - b) Starter Homes; (N/A as none proposed).
 - c) Discount market sales housing; is that sold at a discount of at least 20% below market value. Eligibility is defined with regard to local incomes and house prices. Provisions should be in place to ensure housing remains at a discount to future eligible households.
 - d) Other affordable routes to home ownership (includes Shared Ownership).
- 3.11 A total of 15 Affordable Rented Units (25% of the total Affordable Housing Units) are proposed. Of the Affordable Housing Units that are to be provided that are not the Affordable Rented Units these comprise 28 units for Discount Market Sale (with a discount of 30% to Open Market Value) and 16 units for Shared Ownership. Such provision is clearly in accordance with the revised definition of affordable housing in the NPPF.
- 3.12 The Discount Market Sale Units shall be marketed and sold in accordance with the procedures, local connection criteria and cascade mechanism set out in Appendix 6.

1.0 Phase Two and Three Site Layout Plan (Revised)



2.0 Bedale Housetype Detail



| | |
|--|-------|
|  BARRATT CONSULTANTS LTD | |
| PLANNING DRAWING | |
| Rev: | Date: |
| Description: | |
| <small> BARRATT CONSULTANTS LTD, 100, THE SQUARE, BARNET, Herts, SG5 1NF. Tel: 01438 546474. Fax: 01438 546475. Email: info@barratt-consultants.co.uk This drawing is the property of Barratt Consultants Ltd. It is to be used for the specific project and site only. It is not to be used for any other project or site without the written consent of Barratt Consultants Ltd. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Barratt Consultants Ltd. </small> | |
| Sales Name: THE BEDALE CLASSIC (END) House Type Code: BBLD 00CE Spec: SINTESMAN Drawing No: 01 Date: Jun 2017 Drawn: GBT Checked: GBT Scale: 1:100 @ A3 | |
| TOTAL FLOOR AREA: 594sqft/ 55.2sqm | |

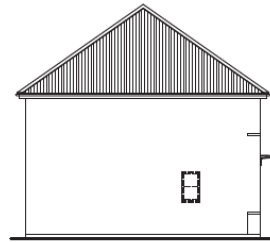
4.0 Denford Housetype Detail



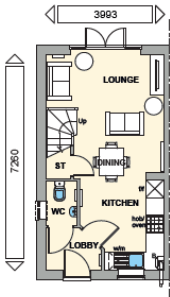
FRONT ELEVATION



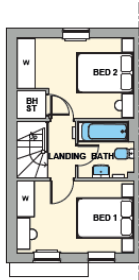
REAR ELEVATION



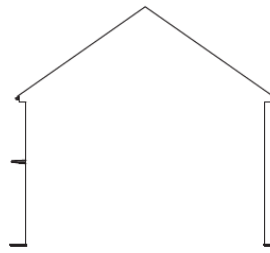
SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



SIDE ELEVATION

DENFORD

H
G



BARRATT
DEVELOPMENTS PLC

HOUSETYPE CODES:

BDNF 00HE - Hip End (Default)
BDNF 00CE - Gable End (Option)
BDNF 00CI - Mid

DENFORD

624^{sq} Ft. / 58.0^{sq} m²
AMBASSADOR

* Denotes figures that remain subject to minor change.

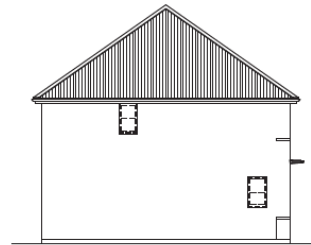
5.0 Brandon Housetype Detail



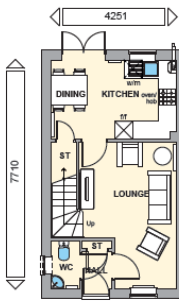
FRONT ELEVATION



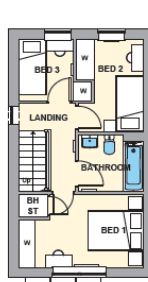
REAR ELEVATION



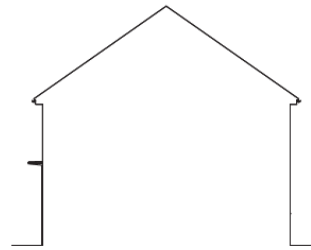
SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



SIDE ELEVATION

BRANDON

H
G

HOUSETYPE CODES:
 BBRN 00HE - Hip End (Default)
 BBRN 00CE - Gable End (Option)
 BBRN 00CI - Mid

BRANDON
 706 FT² / 65.6 M²
AMBASSADOR

BA R R A T T
 DEVELOPMENTS PLC

6.0 Discount Market Sale Dwellings – Sales Procedure, Local Connection Criteria and Cascade Mechanisms

- 1) The Owner shall serve notice on the Council when a Discount Market Sale Dwelling is released for sale which shall not be more than 8 weeks before the anticipated build completion date.
- 2) For the first 8 weeks following release of a Discount Market Sale Dwelling for sale the Owner will dispose of only to 'Approved Persons' and in accordance with the order of priority indicated in definitions provided. The Council are to be notified at the end of the 8 week period if there are any unsold Discount Market Sale Dwellings.
- 3) 12 weeks after build completion the Owner may in addition dispose of any unsold Discount Market Sale Dwellings to any person who on completion enters into an appropriate covenant with the Council. The Council are to be notified at the end of the 12 week period if there are any unsold Discount Market Sale Dwellings.
- 4) 16 weeks after build completion the Owner may in addition dispose of any unsold Discount Market Sale Dwelling at Open Market Value subject to payment of a financial contribution equivalent to 20% of Open Market Value to the Council.

Definition of Approved Persons

- 1.1 Approved Persons for the purposes of this development, and in the order of priority are detailed below:

- 1.1.1 First time buyers who can demonstrate a housing need requirement for the property type they are purchasing where none of the household

members own or have ever owned a property (whether residential or otherwise) and who either:

1.1.1.1 Are currently living in the Borough of Ribble Valley for 6 out of the last 12 months have previously lived in the Borough of Ribble Valley for 3 out of the last 5 years; or

1.1.1.2 Have a permanent contract of employment of more than 18 hours per week in the Borough of Ribble Valley; or

1.1.1.3 Have immediate family (parent, sibling, child or adoptive parent) who are currently living in the Borough of Ribble Valley and who have done so for at least 5 years; or

1.1.1.4 A member of the Armed Forces or former Armed Forces Personnel (within 5 years of their discharge) or a bereaved spouse or civil partner of a member of the armed forces leaving services family accommodation following the death of their spouse or partner, or a serving or former member of the reserve forces who needs to move because of a serious injury, medical condition or disability sustained as a result of such membership.

1.1.2 Secondly people who are not first time buyers but who meet one or other of the local connections detailed in paragraph 1.1.1.4 and can demonstrate a housing needs requirement for property type they are purchasing.

1.1.3 Eligibility criteria: financial

1.1.3.1 The Owner will ensure purchasers of all properties demonstrate they have:

- (a) Sufficient income to purchase the property but that they could not afford to purchase on the open market;
- (b) A satisfactory credit history;
- (c) Sufficient funds to cover the legal costs involved in purchase.

1.1.4 Eligibility Criteria: income

1.1.4.1 The Owner will:

- (d) Ensure income levels are verified via wage slips/P60s;
- (e) Ensure local connection is established by reference to the electoral roll at a specific date in time. The onus will be on the approved person to provide proof of residence e.g. utility bills if they are not on the electoral roll.

1.1.5 Eligibility Criteria: local connection

1.1.5.1 The Owner will:

- (a) Verify local connection based on employment by way of references/confirmation of employment history from employer;
- (b) Verify residency connection by placing the onus on the approved person to provide suitable supporting evidence e.g. council tax records, electoral roll records.