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Application by: Loxley Developments Ltd
Land at: Land at Dinting Road & Shaw Lane, Hadfield, Derbyshire

AFFORDABLE HOUSING STATEMENT

EPP reference: AHS1-8166-PE-JC

December 2012

Emery Planning Partnership Ltd
Registered office: as above

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CONTENTS:

1.	INTRODUCTION	1
2.	DETAILS OF THE PROPOSED AFFORDABLE HOUSING	1
3.	POLICY CONTEXT	2
4.	POLICY CONSIDERATIONS	3
5.	APPENDICES	5

1. INTRODUCTION

1.1 The application seeks outline planning permission for residential development for up to 93 dwellings. Permission is sought for means of access, with all remaining matters to be reserved for subsequent approval. An indicative layout plan is submitted with the application. This affordable housing statement has been prepared to address the council's validation requirements.

1.2 It is proposed that 30% of the dwellings would be affordable. A local affordable housing provider, Johnnie Johnson Housing, is prepared to deliver the affordable housing element of the scheme if planning permission is granted. A letter of support from them is appended at EPP1.

2. DETAILS OF THE PROPOSED AFFORDABLE HOUSING

2.1 The application is for up to 93 dwellings, of which 30% would be affordable. This would equate to 28 affordable units. The indicative mix of housing is set out in the supporting Design and Access Statement. It proposed mix of affordable houses is:

- 1 bedroom – 8 units
- 2 bedroom – 13 units
- 3 bedroom – 7 units

2.2 20% of the affordable housing would be intermediate and 80% would be social rented. The affordable housing would remain affordable in perpetuity. Further details of occupancy restrictions and management will be agreed with the council at reserved matters stage.

2.3 As it is an outline application, it is anticipated that the provision of the affordable housing can be controlled by condition. This has approach has been endorsed by the Planning Inspectorate, and a model condition can be provided if this is considered to be necessary. Alternatively the applicant is willing to enter into negotiations over a legal agreement if considered absolutely necessary.

3. POLICY CONTEXT

National Planning Policy Framework (NPPF)

3.1 The definition of affordable housing is set out in Annex 2 of the NPPF:

> *Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.*
>
> *Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.*
>
> *Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).*
>
> *Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.*
>
> *Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, may not be considered as affordable housing for planning purposes.*

3.2 Paragraph 47 states Local Planning Authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period.

Development plan context

Regional Spatial Strategy for the East Midlands (2009)

3.3 Policy 14 of the RSS sets an indicative target of 6,100 affordable dwellings in the Peak, Dales and Park Housing Market Area (HMA) for the period 2006-2006. This represents 61% of the overall requirement for the HMA. The policy is clear that this target does not represent a maximum.

High Peak Local Plan (March 2005)

3.4 Policy H9 states that the council will negotiate with developers to ensure the provision of a proportion of affordable housing for local needs in new residential development schemes.

Other material considerations

Peak Sub Region Strategic Housing Market Assessment (SHMA, December 2008)

3.5 The SHMA does not provide a housing need assessment as housing needs and estimates of future households requiring affordable housing were covered in the housing needs survey, discussed below. In terms of general housing requirements, the SHMA is based on those set out in the RSS. It concludes that the RSS requirement is modest. It states it is important the requirement is met so affordability problems will not worsen.

Derbyshire Dales and High Peak Joint Housing Needs Survey (March 2007)

3.6 A joint survey was prepared by John Herington Associates on behalf of Derbyshire Dales and the High Peak. It identified an annual housing need of 317 affordable houses in the High Peak.

4. POLICY CONSIDERATIONS

4.1 The HNS (2007) identified an annual housing need of 317 affordable houses in the High Peak. Consequently, the affordable housing need is greater than the overall requirement (of 300 dwellings per annum) set out in the RSS.

4.2 The SHMA (2008) identifies a very significant level of need for new affordable housing. Paragraphs 10.22 to 10.23 address the need for affordable housing:

> *"In many parts of the HPDD Sub Area, a majority of households cannot afford to buy suitable accommodation and may therefore be forced to move out of the area in order to find affordable alternative. This situation means that the Housing Needs Survey identifies an annual requirement for between 600 and 750 new affordable homes each year over the next five years. This compares to an average rate of new build completions (market and affordable) of around 505 dwellings over the period for the period 1998-06, and a planned target in the EIP Panel Report in the Draft RSS of 500 dwellings pa for the HPDD Sub Area.*
>
> *Put simply, the assessed annual need for affordable homes exceeds the totality of new homes built each year at a time when the development market was very active, and exceeds the totality of all new housing development as envisaged in the Draft RSS or the Panel Recommendations. The conclusion to be drawn from this is simple. The HPDD Sub Area needs as much additional affordable housing, social rented and intermediate, as it can secure. Housing need vastly outweighs the capacity to deliver. Through whatever mechanisms are*

> *available the housing and planning authorities need to maximise the provision of affordable housing."* [our emphasis]

4.3 The above conclusions make it absolutely clear that there is a pressing and urgent need for affordable housing across High Peak and Derbyshire Dales. The council should be maximising the provision of affordable housing through whatever provisions are available, including proposals for market housing with an element of affordable housing, such as the application site.

4.4 The distribution of affordable housing need is set out in table 53 of the High Peak Local Plan SA Scoping Report Update (September 2012). This confirms that the annual need for affordable housing in Glossopdale is 209 dwellings per annum, which compares to 35 in the Central Area, 39 in Buxton and 46 in Rural Areas. Using these figures, the evidence suggests 65% of the Borough's affordable housing need is in Glossopdale (i.e. 209/329 dwellings per annum).

4.5 Table 55 of the High Peak Local Plan SA Scoping Report Update (September 2012) states that one of the key issues is significant unmet need for affordable housing and that there is a need to increase the number of affordable homes, particularly in Glossopdale.

4.6 In summary, it is apparent that there are very high levels of affordable housing need in High Peak, and within the Glossopdale sub-area itself.

Affordable housing delivery

4.7 The Annual Monitoring Report 2010-11 confirms that just 201 affordable houses were delivered in the five year period between April 2006 and March 2011. Including affordable housing dwellings in the Peak Park, this equates to 205. The delivery of affordable housing in High Peak in this five year period is set out below:

Monitoring year	Glossopdale	Central Area	Buxton	Peak Park	Total
2006/07	28	1	34	0	63
2007/08	33	1	29	0	63
2008/09	11	8	9	4	32
2009/10	2	0	14	0	16*
2010/11	3	6	22	0	31
Total	**77**	**16**	**108**	**4**	**205**

* The AMR for 2009/10 does not provide a breakdown per sub-area other than to state that 2 affordable housing units were provided at Wren Nest in Glossop. It is assumed that the remainder would have been delivered in Buxton.

4.8 As illustrated in the table above, the annual affordable housing shortfall of 317 has not been met in any of the five monitoring years since 2006. In fact, the annual housing

shortfall of 317 has not even been met by affordable housing delivery in all five monitoring years put together.

4.9 As shown in the table in section 3 of this statement above, only 77 affordable houses were delivered in Glossopdale between 2006 and 2011. There is therefore significant unmet need which needs to be addressed. The annual need for affordable housing in Glossopdale is 209. Therefore, over the five year period 2006-11, the need was 1,045 (i.e. 209 x 5 years). As only 77 affordable houses were delivered in this period, the unmet need is 968 affordable dwellings. This need will only continue to worsen unless new affordable housing is delivered.

Delivery of affordable housing in this proposal

4.10 To conclude, the need for affordable housing in High Peak is acute, and the annual need by far outstrips the net delivery of total new dwellings, let alone affordable dwellings. It is apparent that the level of actual delivery has fallen significantly short of meeting this need, even during times of economic boom when the development market was very active.

4.11 The Glossopdale sub-area also has an acute need for affordable housing that is not being met presently, and there is little prospect of the need being met in the future. The supply of affordable housing in High Peak and Glossopdale is constrained by the lack of deliverable housing sites within the area. The objectives and policies of the NPPF, the Planning for Growth Ministerial Statement and the council's SHMA are strongly supportive of proposals that would meet this need and would contribute to a more balanced, sustainable community. The council's SHMA is clear that all opportunities should be taken to address the significant levels of unmet need.

4.12 Although the application is only on outline, with scale and amount to be dealt with at reserved matters, it is anticipated that the proposed mix of affordable dwellings as set out within this statement would also accord with the need set out within the council's LDF evidence base.

4.13 Therefore the proposal would make a significant contribution to meeting an identified shortfall in affordable housing delivery and supply. This is a significant material consideration in favour of the proposal. The proposed delivery of affordable housing clearly accords with the objectives and policies of the NPPF, the Planning for Growth Ministerial Statement and the council's HNS and SHMA.

5. APPENDICES

EPP1. Letter from Johnnie Johnson Housing Trust

EPP 1

"JOHNNIE" JOHNSON
HOUSING

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21 December 2012

Ms Susan Ashworth
Planning and Development
High peak borough Council
Municipal Buildings
Market Place
Derbyshire
SK13 8AF

Dear Ms Ashworth

I write to confirm that the Trust considers this site to be suitable for the provision of new affordable housing. Our experience as an established affordable housing provider in Glossopdale is that there is huge latent demand. This particular location is ideal for family houses which could be made available for both social rent and shared ownership. The location is very sustainable and benefits from a regular bus service to the centre of Glossop with its attendant retail offer, train station and community services.

Yours sincerely

James Bromfield
Regional Development Manager

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