

Affordable Housing Statement

Land off Macclesfield Old Road, Buxton

Proposed Residential Development

Persimmon Homes (North West)

October 2015

1.0 Introduction

- 1.1 The aspirations of the Government are for every member of a community to be able to afford a decent home. The provision of affordable properties is therefore important in creating a balanced and vibrant community.
- 1.2 This statement sets out Persimmon's proposals for the provision of affordable housing across the proposed development at Land off Macclesfield Old Road, Buxton.

Experience

- 1.3 Persimmon Homes has a proved track record in delivering affordable homes, working in partnership with Registered Providers. During 2011 Persimmon Homes built 1,789 new affordable homes across the country, through the Persimmon Homes, Charles Church or Westbury Partnership brands.
- 1.4 Persimmon Homes also assisted 2,600 customers onto the housing ladder last year through our own shared equity scheme – 'Helping Hand'. With Persimmon's Helping Hand scheme the customer typically pay 80% of the value, whilst owning 100% of the equity. The remaining 20% is paid back to the Company over a period of ten years, or when the customer sells the home.

Harpur Hill Site (Buxton)

- 1.5 Persimmon has for many years delivered affordable homes across High Peak. Our current development at Harpur Hill demonstrates our continued commitment to delivering affordable homes alongside market housing.
- 1.6 Harpur Hill has delivered 18 affordable properties comprising 12 social rented properties (4 x 2 bed and 8 x 3 bed) to be let as affordable rent and 7 shared ownership properties (7 x 3 bed). This equates to 30% of the properties across the site. The affordable properties are pepper potted through the development and are indistinguishable from the market properties (they are the same houstypes as the open market properties).

2.0 Housing Need

- 2.1 The National Planning Policy Framework sets out that local authorities can seek the provision of affordable housing through the planning system where there is strong evidence of need.
- 2.2 There is a shortfall of affordable housing across High Peak for newly forming households and existing households who are unable to meet their housing needs within the housing market. Affordable housing is a key issue in the Borough. The Housing Needs Survey indicated a need of between 443 and 591 per annum for new affordable dwellings to meet backlog and emerging needs. The 2014 SHMA indicates that there is a net need of 526 per annum for affordable housing across the Borough.
- 2.3 Policy H9 of the Adopted High Peak Local Plan relates to Affordable Housing for Local Needs and 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, including windfall sites. In relation to Buxton the affordable housing is to be provided on sites of 0.5ha or more developments of 15 units or more. The preamble to Policy H9 recommends that at least 30% of units on such sites throughout the Borough be provided as affordable homes.
- 2.4 Policy H5 of the Draft Local Plan detail the need for new residential developments to provide an appropriate range market and affordable housing. For developments consisting of 5-24 units, the Council will seek 20% as affordable housing.
- 2.5 Whilst the Draft Local Plan sets a lower affordable housing target for smaller sites, from having pre-application discussions with the Council it is understood that the adopted policy is to be applied until the Draft Plan carries more weight.

3.0 Macclesfield Old Road Proposals

- 3.1 Persimmon Homes will work in partnership with an Affordable Housing Provider to deliver 30% of the total units on the development for affordable housing in accordance with the adopted policy.
- 3.2 There is a preference for a 80% rented / 20% intermediate tenure split across High Peak according to the Housing Needs in High Peak SPD. However, the SPD states that "the size, type and tenure of affordable homes provided on a site will be negotiated on the basis of the particular need in that locality, as identified by the Housing Needs Survey. For example, if the need in the area is for family housing, it will not be acceptable to provide small starter homes at the bottom end of the housing market to meet the affordable housing requirement for that development." (para 20.1)
- 3.3 On the basis of a 15 unit scheme, 4 affordable units would be required, being 3 rented and 1 intermediate. However, due to the location of the site in affordable housing terms and as there is a high demand for intermediate housing in the Burbage area, Persimmon are proposing all of the affordables to be delivered as intermediate. To compensate the omission of any rented tenure, Persimmon are offering 1 extra unit for affordable i.e. 5.
- 3.4 Persimmon are currently in discussions with a number of Registered Providers about the tenure delivery for the affordable housing.
- 3.5 During the previous application it became apparent that there more of a demand for 2 bed units, and as such, the affordable housing proposals are as follows:
 - 5 x Handbury (2 bed)
- 3.6 All affordable homes will be undistinguishable from the private sale properties and integrated into the layout in two blocks.

4.0 Securing Phasing and Delivery

4.1 In order to secure the provision of affordable housing Persimmon suggest the following obligations by way of a section 106 agreement:

- Not to occupy more than 50% open market properties until 60% of the affordable properties are transferred to a registered provider
- Not to occupy more than 75% open market properties until 100% of the affordable properties are transferred to a registered provider.

5.0 Conclusion

- There is a clear need for affordable housing in High Peak and specifically within Buxton;
- One additional affordable unit will be provided above the policy requirement which should be given weight in support of the proposals;
- Development at Macclesfield Old Road will provide the Council with an opportunity to deliver much needed affordable housing and assist in plugging any gap in provision as a result of viability issues on other sites in High Peak;
- Our proposals relating to phasing and delivery will ensure affordable housing is delivered alongside the market housing.