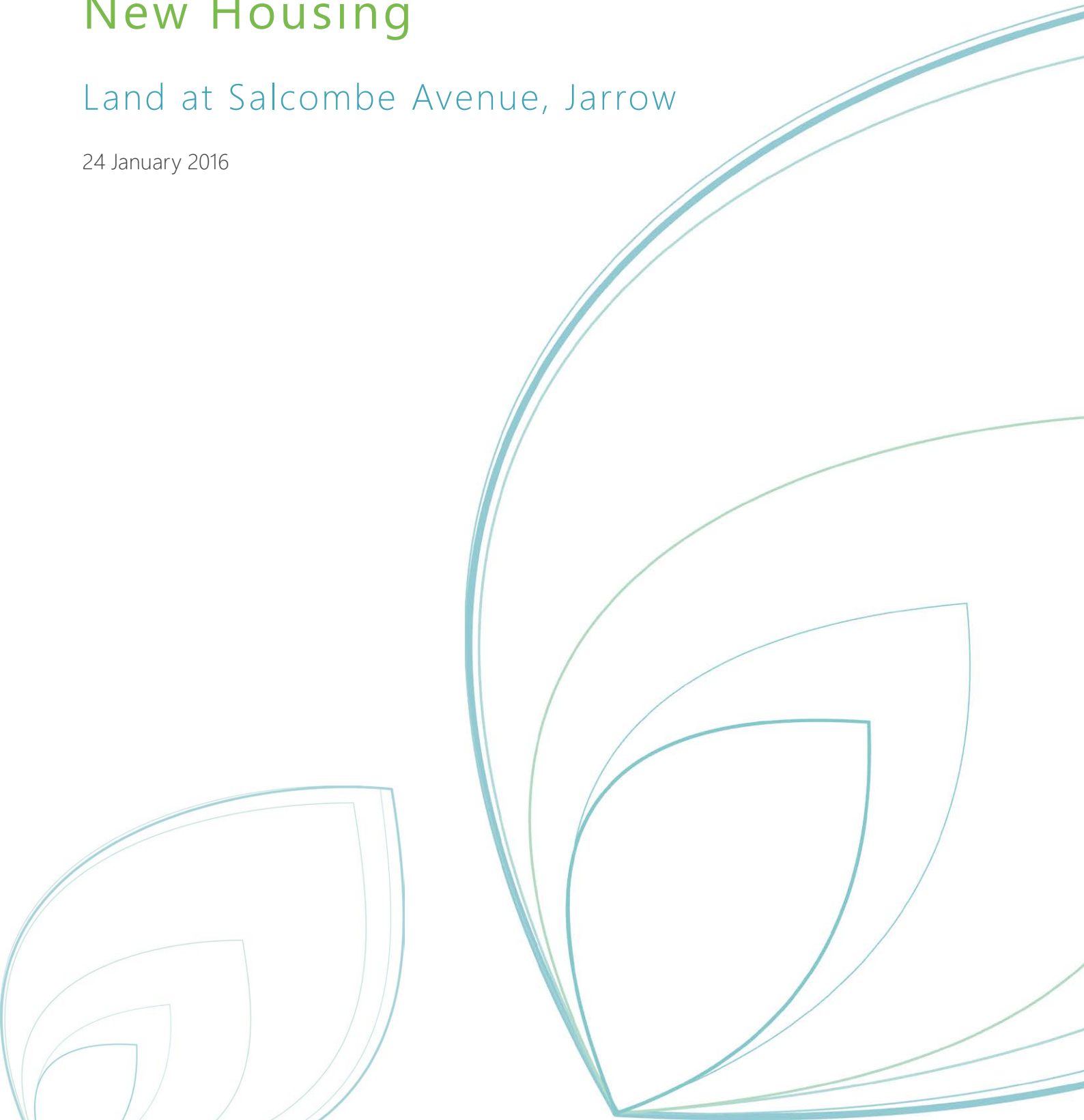


AFFORDABLE HOUSING STATEMENT

New Housing

Land at Salcombe Avenue, Jarrow

24 January 2016



PREAMBLE

This Affordable Housing Statement was prepared by CEAD Architects to accompany the planning application for 20 new residential units on the Open Space at Salcombe Avenue.

INTRODUCTION

1.1 Scheme Name and Site Address

1.1.1 New affordable housing at Salcombe Avenue, Jarrow

1.1.2 Site Address:

Land at Salcombe Avenue, Jarrow, South Tyneside, NE32 (nearest postcode NE32 3SN)

Easting 433679 Northing 564426

1.2 Client/Applicant

1.2.1 South Tyneside Housing Ventures Trust

1.3 Proposed Development

1.3.1 Erection of 20 new dwellings including 10 bungalows, 4 houses and 6 apartments

1.4 Site Description and Context

1.4.1 The site is located about 1km to the south-east of Jarrow Town Centre and is directly east of the A19. It is currently classed as Public Open Space, although the site itself consists of rough grass. It is an elongated site that abuts the curve of Salcombe Avenue. To the south is the main body of the POS which has mown grass and several paths crossing it. To the north are some existing bungalows, with the end property's gable facing onto the site.

1.4.2 Although the site itself is relatively level it quickly slopes significantly to the west. There is then a tree belt with the A19 beyond. On the opposite side of Salcombe Road to the east are two story-semi-detached houses. Currently there is a path that runs diagonally across the site from north-west to south-east at around the centre point of the site.

1 NATIONAL PLANNING POLICY

- 1.4.1 Following adoption of the National Planning Policy Framework (NPPF) in 2012, and various Coalition Government interventions to stimulate the planning process, Governmental policy on the delivery of affordable housing continues to be subject to review and consultation. Local authorities are required to be permanently updating local policy to keep pace with national policy changes, frequently implemented via the National Planning Practice Guidance (NPPG).
- 1.4.2 The NPPF encourages local authorities to approach affordable housing delivery pragmatically. In an environment where minimal capital grant is available for the development of new affordable housing, local authorities are being challenged to deliver value for money of Government funding, their own funding and developer subsidy, whilst responding innovatively and effectively to local priority housing needs.
- 1.4.3 With respect to the appropriate mechanisms available to address local need for the provision of affordable housing, Paragraph 50 of the NPPF requires Boroughs to set policies to meet identified need for affordable housing on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified.
- 1.4.4 In addition, the new Housing and Planning Bill 2016 sets out a range of further mechanisms to boost home ownership. This includes re-framing affordable housing in the context of home ownership rather than an affordable rent model. The Act inserts a new Affordable Housing definition into the Town and Country Planning Act 1990. Affordable Housing is defined as being for people whose needs are not adequately served by the commercial housing market and now includes Starter Homes (as defined by the Act).
- 1.4.5 Whilst not specifically stated this infers that sub-market housing products such as discount market sale and rent to buy will be formally recognised as Affordable Housing. The definition was first proposed within the Government's "National Planning Policy: consultation on proposed changes" in December 2015. It expands the definition in Annex 2 of the National Planning Policy Framework (NPPF).
- 1.4.6 In particular it makes use of the new strategies of 'Help to Buy' and 'Starter Homes' to increase access to new housing. Also as a general definition 'Affordable Housing' is classed as 80% of market price or 80% of Market Rent. These definitions may change subject to further directions from the Secretary of State.

2 LOCAL PLANNING POLICY

- 2.4.1 South Tyneside Council is currently in the process of completing a new Local Plan. This has passed through the issues and options stage with the aim to formally adopt it in Winter 2018/19. It is still subject to Secretary of State review.
- 2.4.2 Part of the supporting documentation for this includes a Topic Paper on 'Population, Demographics and Housing'. It states: *Preparation of our current fully adopted Local Development Framework (LDF) was founded upon a then forecast declining population. However, the pendulum has swung more recently towards a projected significant growth in South Tyneside's population (and for the North East region as a whole).*
- 2.4.3 It reports that the latest ONS 2012-based sub-national population projections (May 2014) currently estimate South Tyneside's population to increase by about 8,213 people or by 5.5% over the next 25 years, from (a revised down) Census-based 148,164 people in mid-2011 to 156,377 by 2036. Some additional research commissioned by the Authority concludes that the likely scenario is not quite this strong and the increase is likely to be closer to 5000 over the next 25 years.
- 2.4.4 In terms of household number and sizes of households the report states that average household sizes are nevertheless forecast to continue to fall with the number of households in South Tyneside is projected to increase to about 75,884 by 2036 (ie. growing on average by about 350 additional households each year). Again the latest TWRI is a little more conservative with their scenario suggesting that the number of households may increase by about 8,100 (or 12%) to about 75,300 by 2036.
- 2.4.5 The conclusions of the SHMA identifies a need to provide for more larger and higher value family housing while also delivering a range of tenures including longer-term private-rented options and products to enable greater access into home ownership for excluded middle markets, together with a wider range of accommodation for the growing numbers of elderly people which could also help free-up larger family properties. There is also a particular focus on the needs of the elderly. It states: *downsizers are also finding it difficult to find the types and suitability of accommodation they want, mainly for semi-detached houses as well as for bungalows and retirement homes for the elderly. The higher demand for land-hungry low density bungalows as well as sheltered/assisted accommodation provision is very much driven by increasing longevity and the growth in the elderly population. About a third of older person households have a strong expectation for moving into bungalows, with nearly half of older single people expecting to move into flats.*
- 2.4.6 The SHMA highlights a need to make better use of the borough's affordable stock, with the 2015 update identifying a circa 300-home annual gross shortfall in affordable dwellings while recommending increasing the delivery of new affordable homes to around 60 net additional affordable dwellings per annum.
- 2.4.7 Although the above represents the best current intelligence on needs, the planning policy framework stills rests on the 2007 Local Plan. This includes the policies set out below as well as the Affordable Housing SPD (aug 2007).

Policy SC3 Sustainable Housing Provision

- 2.4.8 States in section C: *managing the phased release of land for new housing development consistent with: i) the spatial strategy and regeneration priorities for South Tyneside, restricting any housing development to within the extent of the existing built-up urban area; ii) the sequential approach to housing development in PPS3; iii) the prioritisation and assessment of suitability and availability*

of sites within the Council's urban capacity study; and iv) the Borough's indicative Regional Spatial Strategy allocations for net additional new dwellings.

Policy SC4 Housing Needs, Mix and Affordability

2.4.9 The policy states: A range and choice of good quality, energy-efficient and affordable homes will be provided for all. Development proposals will be assessed according to how well they meet the identified needs and aspirations of the Borough's individual Housing Market Areas, as shown on the Key Diagram, by:

A creating a more balanced mix of tenure and housing types, focusing primarily on:

- i) Jarrow/Hebburn urban area: 2-bed starter and 3 and 4-bed family/executive homes; semi-detached and terraced houses, bungalows and upper-floor flats; for owner occupation;
- ii) South Shields urban area: 2-bed starter and 3 and 4-bed family/executive homes; detached, semi-detached and terraced houses, bungalows and upper-floor flats; for owner-occupation and social-renting;
- iii) the Urban Fringe villages: 2-bed starter and 3 and 4-bed family/executive homes; detached, semi-detached and terraced houses and bungalows; for owner occupation.

B requiring a minimum of 25% of all new dwellings to be genuinely affordable. This will apply to all developments of 15 dwellings or more or 0.5ha or more (whichever gives the greatest number of dwellings) – or on sites of 5 dwellings or more within the Urban Fringe villages. This target will, however, be negotiable within reason between sites to ensure genuine affordability and to reflect local housing needs; and

C ensuring that housing meets the requirements of special needs groups where there is a genuine and proven need and demand.

SPD4 Affordable Housing

2.4.10 The Local Development Framework Core Strategy Policy SC4 states that the Council will seek to secure at least 25% of dwellings as affordable units on any development of 15 units or more or 0.5 hectares or more (whichever gives the greater number of dwellings). This has replaced the 25 units / hectare threshold previously set out in Unitary Development Plan (UDP) Policy H7. This new threshold is in-line with PPS3. Policy SC4 also sets a lower threshold for providing affordable housing in the urban fringe villages (Whitburn, Cleadon, East Boldon, West Boldon and Boldon Colliery) at developments of 5 units or more.

2.4.11 The 25% target will apply to all developments above these thresholds. However, the following will also be material considerations in determining planning applications for residential development:

- The need to ensure genuine affordability; and
- Local housing need for affordable housing (this can include special needs housing).

2.4.12 It also goes on to highlight that the affordable housing requirement will be enforced through a Section 106 Agreement and that the Council should have 100% nomination rights on all affordable housing.

3 SITE APPROACH

- 3.4.1 South Tyneside Housing Ventures Trust acts to deliver affordable housing as its primary function.
- 3.4.2 The Applicant is thus committed to deliver 100% of the housing on this site as affordable housing.
- 3.4.3 These are to be Affordable Rent (80% of market rent or below) although a small proportion may be Shared Ownership.
- 3.4.4 The scheme will benefit from Homes and Communities Agency funding and will thus conform to the design and efficiency standards required as part of this funding.
- 3.4.5 The bungalows and ground floor units will also be built to the Lifetime Homes standard.
- 3.4.6 The majority of units are also bungalows which meets a particular need for bespoke accommodation for the elderly and infirm.

4 CONCLUSIONS

- 4.4.1 The proposal accords with Policy SC3/SC4 in that it provides good quality new-build affordable housing on a brownfield site.
- 4.4.2 It also accords with the requirements of Policy SC4 in respect of a 25% allocation for affordable housing. In this case it is to be 100% affordable.
- 4.4.3 The homes will continue to be managed by a Social Landlord and will thus remain affordable.
- 4.4.4 The fact that the majority of homes provided are bungalows or level access apartments supports the findings of the recent 'Population, Demographics and Housing' Topic Paper. They meet the need for elderly-friendly, bespoke accommodation and the needs of smaller households.
- 4.4.5 The legal requirement for these affordable homes will also be confirmed via the relevant S106 Agreement as part of any Planning Approval.

