

Southern Planning Committee 29th November 2017

UPDATE TO AGENDA

APPLICATION No.

17/3611C – Affordable Housing proposal comprising of 30 dwellings

LOCATION

Land Off, Marsh Green Road, Sandbach

UPDATE PREPARED

27th November 2017

REPRESENTATIONS

Neighbour notification letters were sent to all adjacent occupants, a site notice was erected and an advert placed in the local newspaper. Since the drafting of committee report, a further 2 neighbouring letter of representation has been received. The main matters raised include;

- Affordable Housing Statement – concerns with the content including;
 - That there have been various sites for housing approved within Elworth that include affordable housing that were not mentioned in the statement of existing provision;
 - That any reference to ‘Sandbach Rural’ within the statement is mis-leading.
- Concerns in relation to Anti-social behaviour

APPRAISAL

Procedural Matters

Since the drafting of the committee report, the description of development of the proposal has been amended to be more reflective of what is being proposed to *‘Affordable Housing proposal comprising of 30 dwellings’*.

Affordable Housing

Some of the detail within the submitted Affordable Housing Statement has been questioned by objectors. More specifically, it has been questioned why certain approved housing sites in Elworth were not included in the figures in consideration of existing affordable housing provision. In response, the Council’s affordable housing officer has provided the most up-to-date housing figures below for Sandbach.

The below table, taken from the Strategic Housing Market Assessment (SHMA), shows the annual affordable housing need in Sandbach as of 2013. The final column of the table shows that the need for Sandbach was 94 affordable units per year.

SHMA 2013.

Sub-area	Designation and no. beds						
	General Needs				Older Person		Total
	1	2	3	4+	1	2+	
Sandbach	18	33	18	9	11	5	94

The below table shows the affordable housing need for Sandbach as of 20th October 2017 as provided by Cheshire HomeChoice.

Cheshire HomeChoice dated 20 10 2017

	How many bedrooms do you require?						
First Choice	1	2	3	4	5	5+	Grand Total
Sandbach	91	45	92	18	6		252

The SHMA period extends 5 years between 2013 and 2018. As such, the overall need of affordable housing between 2013 and 2018 is 470 units.

With regards to completions, the completions for rented and shared ownership accommodation in Sandbach (which includes Elworth) as are follows;

2014 – 2015 – 83 Dwellings
 2015 – 2016 – 22 Dwellings
 2016 – 2017 – 47 Dwellings
 2017 – 2018 – 76 Dwellings (at the end of Quarter 2).

Total is - 228

As such, when affordable housing completions are removed from the need for Sandbach (94 x 5 = 470 units), the need would be for 242 units (470 minus 228).

As such, this very latest position makes it clear that there is need for affordable housing in this location.

For the benefit of clarity, the application site falls within Sandbach, not 'Sandbach Rural'.

Amenity

An objector has raised concerns in relation to anti-social behaviour. However, there is no evidence to suggest that the application proposals would result in a rise in anti-social behaviour. Furthermore, it is not considered to be a determinative factor in the determination the application.

RECOMMENDATION

No change to recommendation